

#101

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 JUL -2 PM 1:02

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 4th day of August, 2026
Time: 1:00 PM or not later than three hours after that time
Place: AT "The east door of the Hill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Hill County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: August 19, 2022
Grantor(s): Aaron Waltz and Brenda Janelle Waltz, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns
Original Principal: \$83,125.00
Recording Information: Deed Inst.# 00139600,
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$83,125.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Hill
Property Description: (See Attached Exhibit "A")
Property Address: 305 NW 2nd St, Hubbard, TX 76648
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen.foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

/s/ Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for Rocket Mortgage, LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Donna Stockman whose address is 1320 Greenway Dr, suite 780, Irving, TX 75038. I declare

under penalty perjury that 07/02/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hill

County Clerk and caused it to be posted at the location directed by the Hill County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

FIELD NOTE DESCRIPTION TRACT FOR A 0.321 ACRE TRACT OF LAND:

BEING A 0.321 ACRE TRACT OR PARCEL OF LAND SITUATED IN HILL COUNTY, TEXAS AND BEING ALL OF LOT THREE (3) AND PART OF LOT TWO (2) IN BLOCK SIXTY-SEVEN (67) OF THE ORIGINAL TOWN OF HUBBARD, ACCORDING TO THE PLAT RECORDED IN VOLUME 41, PAGE 14, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO W & N INVESTMENTS. LLC., IN A DEED RECORDED IN VOLUME 1804, PAGE 274, DEED RECORDS OF HILL COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE W & N TRACT"), SAID 0.321 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the southeast right-of-way line of Northwest 2nd Street for the west corner of Lot 2A, of the same above-mentioned subdivision, being a tract of land conveyed to Harry Dean Fulton, Hill County, Texas, hereinafter referred to as the "Fulton Tract" and for the north corner and POINT OF BEGINNING of herein described tract:

THENCE with the northeast line of this tract and the southwest line of the Fulton Tract South $46^{\circ}14'59''$ East a distance of 139.85 feet to an iron rod found on the northwest line of alley for the east corner of this tract;

THENCE with the southeast line of this tract and the northwest line of alley, South $43^{\circ}37'36''$ West a distance of 99.85 feet to an iron rod found for the east corner of Lot 4, of the same above-mentioned subdivision, being a tract of land conveyed to Christopher M. Trolinger in a deed recorded in Volume 2034, Page 220, Deed Records, Hill County, Texas, hereinafter referred to as the "Trolinger Tract" and for the south corner of this tract

THENCE with the southwest line of this tract and the northeast line of the Trolinger Tract, North $46^{\circ}18'38''$ West a distance of 140.00 feet to an iron rod found on the southeast right-of-way line of Northwest Second Street for the east corner of this tract;

THENCE with the northwest line of this tract and the southwest right-of-way line of Northwest 2nd Street, North $43^{\circ}42'38''$ East a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.321 acres of land, more or less.