

#26

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 FEB 10 AM 11:53

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 141030-TX

Date: February 6, 2026

County where Real Property is Located: Hill

ORIGINAL MORTGAGOR: NOAH CUTLER, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

MORTGAGE SERVICER: ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC

DEED OF TRUST DATED 5/25/2018, RECORDING INFORMATION: Recorded on 6/7/2018, as Instrument No.
00096846 in Book 1955 Page 726 and later modified by a loan modification agreement recorded as Instrument
00136611 on 06/07/2022SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND BEING ALL OF LOT 39 OF THE QUAIL RIDGE SUBDIVISION IN HILL COUNTY, TEXAS,
MORE COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/3/2026**, the foreclosure sale will be conducted in
Hill County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees
who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness
superior to the Deed of Trust.

ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is acting as the Mortgage Servicer for
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. who is the Mortgagee of the Note and
Deed of Trust associated with the above referenced loan. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR
MORTGAGE LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

Page 1 of 2



4865600

AP NOS/SOT 08212019

Matter No.: 141030-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT "A"

141030-TX

All that certain lot, tract or parcel of land being all of Lot 39 of the Quail Ridge Subdivision in Hill County, Texas, according to plat recorded in Slide A-114 of the Official Plat Records of Hill County. Said land is all that certain tract described in a deed from Wynnona J. Sutton to George W. Herring recorded in Volume 1130, Page 24 of the Official Public Records of Hill County:

BEGINNING at a 1/2" iron rod found in the east line of HCPR #227/Lake View Trail for the northwest corner of said Lot 39;

THENCE N58°08'00"E 149.88 feet to a 1/2" iron rod found for the northeast corner of said Lot 39;

THENCE S31°44'36"E 99.80 feet to a 1/2" iron rod found for the southeast corner of said Lot 39;

THENCE S57°58'16"W 149.65 feet to a 1/2" iron rod found in the east line of HCPR #227 for the southwest corner of said Lot 39;

THENCE with the east line of HCPR #227, N31°52'29"W 100.22 feet to the place of beginning, containing 0.343 acres of land.