

#51

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2026 APR -9 PM 12:52

1. **Date, Time, and Place of Sale.**

DATE: June 2, 2026

TIME: 01:00 PM

PLACE: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

2. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only party of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 19, 2022 and recorded as Instrument Number 00139600, real property records of Hill County, Texas.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Aaron Waltz and Brenda Janelle Waltz, securing the payment of the indebtedness in the original principal amount of \$83,125.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC is the current mortgagee of the note and deed of trust or contract lien.

5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. **Property to be Sold.** The property to be sold is described as follows:

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°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°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°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°42'38" East a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.321 acres of land, more or less.

7. **Mortgage Servicer Information.** 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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Rocket Mortgage, LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**1050 Woodward Avenue
Detroit, Michigan 48226**

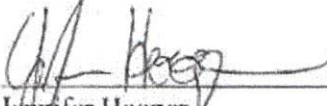
8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Auction.com, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE

305 NW 2nd St
Hubbard, TX 76648

**OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: 4/7/2026



Jennifer Hooper

Certificate of Posting

I am Donna Stockman whose address is 1050 Woodward Ave, Detroit, Michigan, 48226. I
declare under penalty of perjury that on 04/09/26 I filed this Notice of [Substitute]
Trustees Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by
the Hill County Commissioners Court.



Declarant's Name: Donna Stockman
Date: 04/09/26