

2752 FM 50
BRENHAM, TX 77833

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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.

1. Date, Time, and Place of Sale.

Date: November 04, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE WASHINGTON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 08, 2018 and recorded in Document VOLUME 1628, PAGE 074 real property records of WASHINGTON County, Texas, with BLANCA LOPEZ GARCIA AND ALDO GARCIA, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by BLANCA LOPEZ GARCIA AND ALDO GARCIA, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$195,395.00, and obligations therein described including but 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 F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. 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 Servicer 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:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

FILED AND RECORDED
2025 AUG 21 PM 3:55
WASHINGTON COUNTY CLERK



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, AMY OIAN, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, MICHAEL KOLAK OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Pete Florez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-21-25 I filed at the office of the WASHINGTON County Clerk and caused to be posted at the WASHINGTON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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WASHINGTON

EXHIBIT "A"

A TRACT OF LAND CONTAINING 2.00 ACRES IN THE J. COLE SURVEY, A-32, WASHINGTON COUNTY, TEXAS, BEING THE SAME LANDS DESCRIBED IN DEED RECORDED IN VOLUME 382, PAGE 762 OF THE DEED RECORDS OF WASHINGTON COUNTY, SAID 2.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 IRON ROD (SET) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT CONTAINING 2.00 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 983, PAGE 769 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF F.M.50;

THENCE N 00 DEG 28 MIN 02 SEC W ALONG THE EAST LINE OF FM. 50, A DISTANCE OF 185.19 FEET TO A 1/2 IRON ROD (SET) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88 DEG 01 MIN 19 SEC E, A DISTANCE OF 471.00 FEET TO A 1/2 IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE WEST LINE OF A TRACT CONVEYED TO OSWALD BECKER DESCRIBED IN DEED RECORDED IN VOLUME 305, PAGE 458 OF THE DEED RECORDS OF WASHINGTON COUNTY;

THENCE S 00 DEG 14 MIN 07 SEC E ALONG THE WEST LINE OF THE, SAID BECKER TRACT, A DISTANCE OF 185.20 FEET TO A FENCE POST (FOUND) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID POINT BEING THE NORTHWEST CORNER OF A THE ABOVE SAID 2.00 ACRE TRACT;

THENCE S 88 DEG 01 MIN 13 SEC W ALONG THE NORTH. LINE OF THE SAID 2.00 ACRE TRACT, A DISTANCE OF 470.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.