

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 5th day of May, 2026
Time: 12pm or not later than three hours after that time
Place: AT "On the steps on the west side of the Kimble County Courthouse and adjacent foyer, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Kimble 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 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

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: August 13, 2010
Grantor(s): Guillermo Sanchez, A single person
Original Mortgage: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Evolve Bank & Trust, A Corporation, its successors and assigns
Original Principal: \$128,272.00
Recording Information: Deed Inst.# 46065,
Current Mortgage/Beneficiary: Rocket Mortgage, LLC S/B/M Nationstar Mortgage LLC.
Secures: The Promissory Note (the "Note") in the original principal amount of \$128,272.00 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: Kimble
Property Description: (See Attached Exhibit "A")
Property Address: 210 West Redbud Street, Junction, TX 76849
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

File No.: 25-03020TX

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting 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. The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements. 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 will 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 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 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.

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/ Maisyn Oliver

Maisyn Oliver - Bar #: 24130719

Attorney for Rocket Mortgage, LLC S/B/M Nationstar Mortgage LLC.

Maisyn.Oliver@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

Original Was:
Filed March 26, 2026
at 10:45 o'clock A M
Karen E. Page
Karen E. Page, County Clerk, Kimble County, Texas

Martha Dressington
Martha Dressington

Certificate of Posting

I am Martha Dressington whose address is Boerne TX. I declare

under penalty perjury that 3-26-2026 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Kimble County Clerk and caused it to be posted at the location directed by the Kimble County Commissioners.

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

EXHIBIT "A"

ALL OF LOT NUMBER FOUR (4) AND THE EAST ONE-HALF (E-1/2) OF LOT NUMBER FIVE (5), IN BLOCK "F" OF THE BLUE BONNET HEIGHTS ADDITION TO THE TOWN OF JUNCTION, KIMBLE COUNTY, TEXAS, WITH REFERENCE MADE TO THE MAP OF SAID ADDITION RECORDED IN VOLUME 53, PAGE 415, DEED RECORDS, KIMBLE COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM JIMMY D. BOWEN AND WIFE, DOLORES FICKER BOWEN, TO JAMES F. HERRING AND WIFE, HAZEL KANE HERRING, DATED DECEMBER 22, 1970, RECORDED IN VOLUME 80, PAGE 516, DEED RECORDS, KIMBLE COUNTY, TEXAS.

SAVE & EXCEPT A PART OF LOT NO. FOUR (4), BLOCK F, BLUE BONNET ADDITION TO THE TOWN OF JUNCTION, KIMBLE COUNTY, TEXAS IN A DEED FROM JERRY W. HOGGETT AND WIFE, MELISSA D. HOGGETT TO CARL BURTON AND WIFE, LINDA BURTON, DATED OCTOBER 17, 2001, RECORDED IN VOLUME 149, PAGE 805 OF THE DEED RECORDS OF KIMBLE COUNTY, TEXAS.