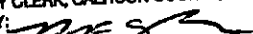


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DEC 11 2025

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
DEPUTY: 

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CALHOUN County

Deed of Trust Dated: October 18, 2021

Amount: \$241,544.00

Grantor(s): NANCY VAZQUEZ and SAI VAZQUEZ

Original Mortgagee: ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC

Current Mortgagee: ROCKET MORTGAGE, LLC

Mortgagee Address: ROCKET MORTGAGE, LLC, 635 Woodward Ave, Detroit, MI 48226

Recording Information: Document No. 2021-04368

Legal Description: LOT NINE (9), BLOCK FOURTEEN (14), BROOK HOLLOW ADDITION, SECTION III, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 369 (SLIDE 234-AB), MAP AND PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

Date of Sale: February 3, 2026 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CALHOUN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

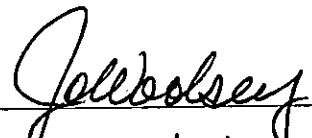
W.D. LAREW OR VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ALEENA LITTON, ERICA DUARTE GUEST, ADOLFO RODRIGUEZ, AMY ORTIZ OR JOHN SISK, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, DANIEL MCQUADE, MARCELA CANTU, LACRECIA ROBINSON, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-004124


Printed Name: Jo Woolsey
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

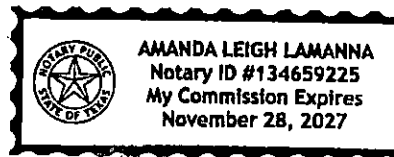
STATE OF TEXAS

COUNTY OF CALHOUN

Before me, the undersigned authority, on this 11th day of December, 2020, personally appeared Jo Woolsey, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2025-004124



1922, July 2, 1922

1922, July 2, 1922

1922, July 2, 1922

1922, July 2, 1922