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NICOLE TANKER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 AUG 21 AM 10:31

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.: 138309-TX

Date: August 19, 2025

County where Real Property is Located: Hill

ORIGINAL MORTGAGOR: JIM R. STEWART, JR. AND SUSAN K. STEWART, WIFE AND HUSBAND

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

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

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 1/11/2021, RECORDING INFORMATION: Recorded on 2/3/2021, as Instrument No. 00119389 in Book 2092 Page 23

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOT 11, BLOCK THREE OF THE CREEKWOOD ESTATES SUBDIVISION, PHASE 1 IN HILL COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/7/2025, 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 f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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



Matter No.: 138309-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, DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, JEFF BENTON, 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 - LEGAL DESCRIPTION

Tax Id Number(s): 14003-24500-00030-011020

Land situated in the City of Blum in the County of Hill in the State of TX

Field notes for the survey of a certain lot, tract, or parcel of land being a part of Lot 11, Block Three of the Creekwood Estates Subdivision, Phase 1 in Hill County, Texas, according to plat recorded in Slide A-120 of the Official Plat Records of Hill County, Said land is a part of that certain tract described in a deed from Veterans Land Board of the State of Texas to Aubrey L. Richardson & Cynthia A. Richardson recorded in Volume 1401, Page 45 of the Official Public Records of Hill County, more particularly described as follows:

Beginning at a 1/2" iron rod found in the south line of Creekwood Drive and in the north line of said Lot 11 for the northeast corner of that certain 3.467 acre tract described in a deed to James H. Rester recorded in Volume 1658, Page 695 of the Official Public Records of Hill County and for the northwest corner of this, said rod being N 57 degrees 38 minutes 51 seconds E 261.82 feet from a 1/2" iron rod found for the northwest corner of said Lot 11;

Thence with the south line of Creekwood Drive, N 57 degrees 38 minutes 17 seconds E 287.78 feet to a 5/8" iron rod found at the beginning of a cul-de-sac for the northeast corner of said Lot 11 and for the northeast corner of this;

Thence with the west line of said cul-de-sac, S 32 degrees 25 minutes 10 seconds E 50.13 feet to a 5/8" iron rod found for the beginning of a curve to the left;

Thence continuing with the south line of said cul-de-sac and along said curve having a radius of 50.00 feet, S 77 degrees 20 minutes 26 seconds E for a chord distance of 70.73 feet, an arc distance of 78.56 feet, to a 5/8" iron rod found at a fence corner for an outside ell corner of said Lot 11 and for an outside ell corner of this;

Thence S 35 degrees 55 minutes 37 seconds E 534.09 feet to a 5/8" iron rod found at a fence corner in the north line of Lot 5 of said subdivision for the southeast corner of said Lot 11 and for the southeast corner of this;

Thence with the north line of said Lot 5, with the south line of said Lot 11, and generally along a fence, S 58 degrees 41 minutes 34 seconds W 428.12 feet to a 1/2" iron rod found for the southeast corner of said Rester tract and for the southwest corner of this, said rod being N 58 degrees 41 minutes 32 seconds E 221.83 feet from a 5/8" iron rod found for the southwest corner of said Lot 11;

Thence N 27 degrees 09 minutes 10 seconds W 627.93 feet to the place of beginning, containing 5.392 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 170 Creekwood Dr, Blum, TX 76627-3003