



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: 1pm or not later than three hours after that time
Place: AT At the eastside of the Houston County Courthouse, unless inclement weather, then the 1st floor lobby of the Houston County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Houston 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 26, 2022
Grantor(s): Doris Annette Castillo, a single person
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Flagstar Bank, FSB, its successors and assigns
Original Principal: \$83,460.00
Recording Information: Deed Inst.# 20223052,
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$83,460.00 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: Houston
Property Description: (See Attached Exhibit "A")
Property Address: 106 E Pecan Dr, Crockett, TX 75835
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.: 26-03365TX

SUBSTITUTE TRUSTEE(S):
Jabria Foy, Heather Golden, Kara Riley

McCalla Raymer Leibert Pierce, LLP, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre,

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

Certificate of Posting

I am Sharon St. Pierre whose address is 14800 Landmark Blvd #850 Addison Tx 75254. I declare under penalty perjury that March 26, 2024 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Houston County Clerk and caused it to be posted at the location directed by the Houston County Commissioners.

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

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE A.E. GOSSETT SURVEY ABSTRACT 423, HOUSTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.355 ACRE TRACT DESCRIBED BY DEED RECORDED IN INSTRUMENT 20212827 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS, AS FENCED AND OCCUPIED. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES. AND BOUNDS AS FOLLOWS.

BEGINNING AT A FOUND 3/4" IRON PIPE FOR THE NORTHEAST CORNER OF THIS TRACT AND THE ABOVE MENTIONED 0.355 ACRE TRACT LOCATED ON THE SOUTHWEST LINE OF PINEVIEW DRIVE;

THENCE WITH SAID SOUTHWEST LINE SOUTH 21°07'31" EAST A DISTANCE OF 110.80 FEET TO A FOUND 1/2" IRON PIPE FOR THE EAST CORNER OF THIS TRACT LOCATED AT ITS INTERSECTION WITH THE NORTHWEST LINE OF PECAN DRIVE;

THENCE WITH SAID NORTHWEST LINE SOUTH 64°00'30" WEST A DISTANCE OF 65.77 FEET TO A FOUND 3/8" IRON ROD FOR THE MOST SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE NORTH 71°11'37" WEST A DISTANCE OF 101.63 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE LINE OF DIRECTIONAL CONTROL NORTH 11°39'11" EAST A DISTANCE OF 111.83 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 83°47'00" EAST A DISTANCE OF 93.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.36 ACRES OF LAND