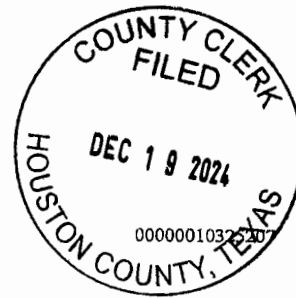


1104 E EASY AVE  
CROCKETT, TX 75835



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: March 04, 2025

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

Place: THE EAST SIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS BAD WEATHER THEN THE 1ST FLOOR LOBBY 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 15, 2020 and recorded in Document INSTRUMENT NO. 2001617 real property records of HOUSTON County, Texas, with MERCEDES VONDRA AND CHRISTOPHER VONDRA, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MERCEDES VONDRA AND CHRISTOPHER VONDRA, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$161,991.00, 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 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



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 SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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

*Israel Saucedo*

Certificate of Posting

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

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_



0.415 ACRE OUT OF AND A PART OF THE A.E. GOSSETT SURVEY, A-423, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AND BEING LOT 16, BLOCK "D", OF THE PINECREST ADDITION, RECORDED IN VOL. 1, PAGE 62, OF THE HOUSTON COUNTY PLAT RECORDS, AND BEING THE SAME LOT 16, DESCRIBED IN A DEED TO CHARLES W. KENNEDY III, AND RECORDED IN VOL. 662, PAGE 371, OF THE HOUSTON COUNTY DEED RECORDS, WHICH 0.415 ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 1 INCH IRON PIPE FOR THE NORTH WEST OF THIS LOT 16, AND BEING THE NORTH EAST CORNER OF THE NOW OR FORMERLY CONSTANCE JUNE WILSON PASHO, LOT 15, A CALLED 0.425 ACRE LOT, RECORDED IN PROBATE NO. 8723, HCPR, AND BEING IN THE SOUTH EAST LINE OF EASY AVE;

THENCE N 61 DEG. 35 MIN. 24 SEC. E, 79.83 FEET TO A FOUND ¼ INCH IRON ROD FOR CORNER, SAME BEING THE NORTH WEST CORNER OF LOT 17, NOW OR FORMERLY MARY CHANDLER CALLED 0.417 ACRE LOT, RECORDED IN DOC. NO. 1603597, OFFICIAL RECORDS OF HOUSTON COUNTY, AND BEING IN THE SOUTH EAST LINE OF SAID EASY AVE;

THENCE S 28 DEG. 20 MIN. 46 SEC. E, 226.87 FEET TO A ¼ INCH IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTH WEST CORNER OF SAID LOT 17, NOW OR FORMERLY MARY CHANDLER CALLED 0.417 ACRE LOT, AND BEING IN THE NORTH WEST LINE OF NOW OR FORMERLY JULIA W. CRABB GORDON CALLED 2.0 ACRE, RECORDED IN DOC. NO. 1400308 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE S 61 DEG. 30 MIN. 00 SEC. W, 79.60 FEET TO A ¼ INCH IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTH EAST CORNER OF SAID LOT 15, NOW OR FORMERLY CONSTANCE JUNE WILSON PASHO, CALLED 0.425 ACRE LOT, AND BEING IN THE NORTH WEST LINE OF NOW OR FORMERLY JAMES R. AND SANDRA M. GREGORY CALLED 0.26 ACRE, RECORDED IN DOC. NO. 1505788 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE N 28 DEG. 24 MIN. 14 SEC. W, 227.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.415 ACRE, MORE OR LESS.