

FILE FOR RECORD

DEC 15 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
By \_\_\_\_\_ DEP

241 E MAIN ST  
VAN, TX 75790

00000010643849

**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: January 06, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE 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 November 08, 2018 and recorded in Document INSTRUMENT NO. 2018-010432 real property records of VAN ZANDT County, Texas, with GARY HOLLON, A MARRIED MAN AND BRENDA HOLLON, HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GARY HOLLON, A MARRIED MAN AND BRENDA HOLLON, HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$78,300.00, 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 F/K/A QUICKEN LOANS INC. 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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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.

*Il sb*

Israel Saucedo

**Certificate of Posting**

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-15-25 I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: Michelle Pangle  
Date: 12-15-25

**EXHIBIT "A"**

TAX ID NUMBER(S): 0640891653000000000

LAND SITUATED IN THE CITY OF VAN IN THE COUNTY OF VAN ZANDT IN THE STATE OF TX

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN WALLING SURVEY, ABSTRACT NO. 891, VAN ZANDT COUNTY, TEXAS, SAME BEING ALL THAT TRACT OF LAND CONVEYED TO R.A. TUNNELL IN VOLUME 1409, PAGE 822, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND ALL THAT TRACT OF LAND CONVEYED TO JOHN TERRY IN VOLUME 1896, PAGE 138, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHAIN LINK FENCE POST FOUND FOR THE NORTHWEST CORNER OF THE R.A. TUNNELL TRACT;

THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, 94.19 FEET TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 39.43 FEET TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 02 DEGREES 16 MINUTES 39 SECONDS WEST, 139.00 FEET TO A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" FOR CORNER, A 1/2 INCH STEEL PIPE FOUND BEARS SOUTH 02 DEGREES 16 MINUTES 39 SECONDS WEST AT 14.27 FEET FOR WITNESS;

THENCE NORTH 88 DEGREES 20 MINUTES 26 SECONDS WEST, 94.00 FEET TO A "X" CUT FOR CORNER;

THENCE NORTH 01 DEGREES 46 MINUTES 09 SECONDS EAST, 135.86 FEET TO A "X" FOUND FOR CORNER;

THENCE NORTH 01 DEGREES 35 MINUTES 21 SECONDS EAST, 39.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.38 OF AN ACRE OF LAND.

TOGETHER WITH A ROADWAY AND UTILITY EASEMENT AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND IN THE EASTLINE OF THE ABOVE DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MARK A. CHRISTIE AND HEATHER R. CHRISTIE IN VOLUME 1433, PAGE 222, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS:

THENCE SOUTH 89 DEGREES 23 MINUTES 27 SECONDS EAST, 124.75 FEET TO A 1/2 INCH STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CHRISTIE TRACT IN THE WEST LINE OF PECAN STREET;

THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, WITH THE WEST LINE OF PECAN STREET, 11.33 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 23 MINUTES 27 SECONDS WEST, 125.17 FEET TO A POINT FOR CORNER IN THE EAST LINE OF THE ABOVE DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 16 MINUTES 39 SECONDS EAST, WITH THE EAST LINE OF THE ABOVE DESCRIBED TRACT, 11.33 FEET TO THE POINT OF BEGINNING.

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: 241 E MAIN ST, VAN, TX 75790-2933

241 E MAIN ST  
VAN, TX 75790

00000010643849

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR  
INFORMATIONAL PURPOSES