

FILED FOR RECORD

2026 MAY -7 PM 12:13

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT

BY: \_\_\_\_\_ DEPUTY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

ServiceLink Agency Sales and Posting, LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000184-26-1

APN 16937 FKA 9118631

TO No 260095953-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 3, 2019, EULETA M BARNES, MARRIED WOMAN, JOINED HEREIN PRO FORMA BY SPOUSE, CHRISTOPHER DUNN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LOANDEPOT.COM, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$173,933.00, payable to the order of Rocket Mortgage, LLC as current Beneficiary, which Deed of Trust recorded on September 10, 2019 as Document No. 2019-007958 and re-recorded on September 3, 2020 as Instrument No. 2020-008432 in Van Zandt County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **ServiceLink Agency Sales and Posting, LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Rocket Mortgage, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 7, 2026 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Van Zandt County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the steps to the north entrance of the Van Zandt 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.**

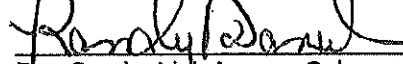
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Rocket Mortgage, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Rocket Mortgage, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

WITNESS, my hand this 10 day of May 2026

  
By: ServiceLink Agency Sales and Posting, LLC  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and  
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

**Exhibit "A"**

Being a 1.030 acre tract of land situated in the WILLIAM E. PACE SURVEY, Abstract No. 678, Van Zandt County, Texas, and part of a called 21.64 acre tract of land conveyed to Nancy Beasley Thatcher by deed recorded in Volume 1548, page 438, Official Records, Van Zandt County, Texas, and being part of a called 1.00 acre tract of land conveyed to Nancy Beasley Thatcher by deed recorded in Volume 1793, page 3, Official Records, Van Zandt County, Texas. Said 1.030 acre tract, with reference bearing of North 40 deg. 35 min. 25 sec. West, being an East line of a 10.657 acre tract of land conveyed to Craig Gillentine and wife, Kim Gillentine by deed recorded in Volume 1853, page 341, Official Records, Van Zandt County, Texas. Being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for an East corner of aforesaid 10.657 acre tract and being the Northwest corner of a called 2.69 acre tract of land conveyed to Ralph D. Robertson and Spouse, Lori A. Robertson, by deed recorded in Volume 1943, page 406, Official Records, Van Zandt County, Texas;

THENCE North 61 deg. 54 min. 41 sec. East, along the North line of aforesaid 2.69 acre tract, a distance of 35.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4574" set for the point of beginning;

THENCE over and across aforesaid 21.64 acre tract and aforesaid 1.00 acre tract the following courses and distances:

North 42 deg. 00 min. 53 sec. West, a distance of 139.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4574" set for corner;

North 60 deg. 53 min. 28 sec. East, a distance of 300.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4574" set for corner on the East line of aforesaid 1.00 acre tract and the common West right of way of State Highway 110 (a 100' right of way);

THENCE South 39 deg. 45 min. 21 sec. East, along the East line of aforesaid 1.00 acre tract and the common West right of way of aforesaid State Highway 110, a distance of 210.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4574" set for the Northeast corner of aforesaid 2.69 acre tract;

THENCE along the North line of aforesaid 2.69 acre tract the following courses and distances:

South 78 deg. 32 min. 05 sec. West, a distance of 21.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 4574" set for corner;

North 86 deg. 37 min. 27 sec. West, a distance of 114.03 feet to a 1/2 inch iron rod found for corner;

South 61 deg. 54 min. 41 sec. West, a distance of 191.58 feet to the point of beginning and containing 1.030 acres of land, more or less.