

RECEIVED AND FILED  
FOR POSTING  
At 11:21 O'Clock A.M.  
JUN 10 2026  
JACKIE ENSEY Co. Clerk  
STEPHENS COUNTY, TEXAS  
By R. Buzue Deputy

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

TS No TX07000320-26-1

APN R000010043 | 10160.001.007.00

TO No 260192034-TX-RWI

### NOTICE OF FORECLOSURE SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, on June 25, 2021, VICTOR DURAN, JR. AND ANNIELEA DURAN, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of GERRI L. KENDALL as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for QUICKEN LOANS, 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 \$98,188.00, payable to the order of Rocket Mortgage, LLC sbm Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on June 25, 2021 as Document No. 00001232 in Book 2201, on Page 298 and that said Deed of Trust was modified by Modification Agreement and recorded September 29, 2025 as Instrument Number 00001674 in Book 2284, on Page 452 in Stephens 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, 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 sbm Nationstar 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 4, 2026 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Stephens 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 south entrance steps of the Stephens County Courthouse, also known as the Walker Street entrance, 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 Rocket Mortgage, LLC sbm Nationstar 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 sbm Nationstar 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>

In accordance with Texas Property Code Section 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint ServiceLink Agency Sales and Posting, LLC and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



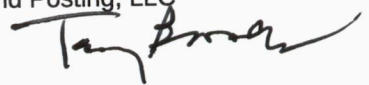
Starr Meehan, Authorized Signatory

Dated: June 8, 2026



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

Dated:



**Certificate of Posting**

My name is Tan Browder

and my address is 897 Elmwood Able TX 79605

I declare under penalty of perjury that on 6/10/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Stephens County Clerk and caused it to be posted at the location directed by the Stephens County Commissioners.

**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.**

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**SALE INFORMATION CAN BE OBTAINED ON LINE 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: (800) 567-4735  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**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.**

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**EXHIBIT "A"**

ALL OF LOTS 7 AND 8, BLOCK 1, OF THE AMENDED MAP OF THE ARLINGTON HEIGHTS. ADDITION ACCORDING TO PLAT OF THE SAME DATED 18 OCTOBER 1923, AND LOCATED IN THE PLAT CABINET IN SLIDE 2A OF THE PLAT RECORDS OF SAID STEPHENS COUNTY, TEXAS.