

FILED FOR RECORD

_____ O'CLOCK _____ M

JUN 30 2026

9001 Texas Farm Road No 2210 E, Poolville, TX
76487

26-003922

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE BY _____ DEPUTY

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: 08/04/2026

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Jack County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 25, 2019 and recorded in the real property records of Jack County, TX and is recorded under Clerk's Book 1060, Page 0161 with Jorge Alberto Saldivar (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Legacy Texas Bank, its successors and assigns mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Jorge Alberto Saldivar, securing the payment of the indebtedness in the original amount of \$103,080.00, 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 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** TRACT OF LAND CONTAINING 3.29 ACRES, MORE OR LESS, IN THE HENDERSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 257, BLOCK NO. 1, LOT NO. 25, JACK COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO RODNEY AND KIM WILSON RECORDED IN VOLUME 803, PAGE 246, OFFICIAL PUBLIC RECORDS OF JACK COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH YELLOW EDWARDS CAP FOUND IN A CURVE ON THE NORTH LINE OF TEXAS FARM ROAD NO. 2210, BEING THE NORTHEAST CORNER OF THE SAID WILSON TRACT, ON THE NORTH LINE OF LOT NO. 25 AND ON THE SOUTH LINE OF THE CODY AND MELISSA ENGLISH TRACT RECORDED IN VOLUME 1033, PAGE 335, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, ALSO BEING NORTH 89 DEGREES 45' 38" EAST A DISTANCE OF 496.79 FEET FROM A 1 INCH YELLOW EDWARDS CAP FOUND BEING THE SOUTHWEST CORNER OF THE SAID ENGLISH TRACT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 994.98 FEET AND AN ARC LENGTH OF 769.93 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 51 DEGREES 14' 18" WEST FOR A DISTANCE OF 750.86 FEET, TO AN UNMARKED CORNER IN A CURVE ON THE WEST LINE OF THE SAID HIGHWAY, BEING THE SOUTH CORNER OF THE SAID WILSON TRACT AND AN EAST CORNER OF THE HUGO HANNUSCH FAMILY TRUST TRACT RECORDED IN VOLUME 914, PAGE 378, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, FROM WHICH A 1 INCH RED CAP FOUND AT THE SOUTH

BASE OF A 4 INCH STEEL PIPE FENCE CORNER BEARS SOUTH 21 DEGREES 46' 36" EAST A
DISTANCE OF 0.41 FEET:

THENCE NORTH 21 DEGREES 46' 36" WEST FOR A DISTANCE OF 502.75 FEET TO AN UNMARKED
CORNER, BEING THE NORTHWEST CORNER OF THE SAID WILSON TRACT, THE NORTHEAST
CORNER OF THE SAID HUGO HANNUSCH FAMILY TRUST TRACT, ON THE NORTH LINE OF LOT NO.
25 AND ON THE SOUTH LINE OF THE JOHNNY AND CHRISTINE HARDEE TRACT RECORDED IN
VOLUME 1023, PAGE 1, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, FROM WHICH A 3/8 INCH
IRON ROD FOUND AT THE NORTH BASE OF A 4 INCH STEEL PIPE FENCE CORNER, BEARS SOUTH 21
DEGREES 46' 36" EAST A DISTANCE OF 0.39 FEET;

THENCE NORTH 89 DEGREES 45' 38" EAST FOR A DISTANCE OF 772.01 FEET TO THE PLACE OF
BEGINNING.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Rocket Mortgage, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Lori Long, Esq., or Jonathan Sawyer, Esq., OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, or Abstracts/Trustees of Texas, LLC, or Tejas Corporate Services, LLC, as 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.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at:

<https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

June 26, 2026

Executed on

/s/ Lori Liane Long

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Lori Liane Long, Esq.
Jonathan Sawyer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

6/30/26

Executed on

Donna Stockman

SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC, or AUCTION.COM
LLC, or Tejas Corporate Services, LLC
7500 Dallas Pkwy #200
Plano, TX 75024

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 7500 Dallas Pkwy #200, Plano, TX 75024. I declare under penalty of perjury that on 6/30/26 I filed at the office of the Jack County Clerk and caused to be posted at the Jack County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: 6/30/26