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800 Debra Dr  
Taylor, TX 76574

at 11:22 FILED o'clock A M

JUN 11 2026

Nancy E. Roster

County Clerk Williamson Co., TX

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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: August 4, 2026

TIME: 10:00 AM

PLACE: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

**2. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only party of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 27, 2025 and recorded as Instrument Number 2025024305, real property records of Williamson County, Texas.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SHAUN A. MCQUILLAN AND DONNA M. MCQUILLAN, securing the payment of the indebtedness in the original principal amount of \$220,195.00, and obligations therein described including by 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. Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**6. Property to be Sold.** The property to be sold is described as follows:  
Tax Id Number(s): R-13-1904-0051-60001

Land situated in the City of Taylor in the County of Williamson in the State of TX

Lot 16, Block 5, Sunset Addition, City of Taylor, Williamson County, Texas according to map or plat thereof recorded in Cabinet A, Slide(s) 262, of the Plat Records of Williamson County, Texas.

Commonly known as: 800 Debra Dr. Taylor, TX 76574-5335



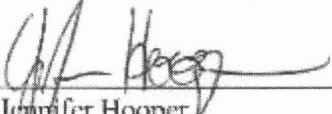
7. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**8950 Cypress Waters Boulevard  
Coppell, Texas 75019**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Auction.com, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.


**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.**

Date: 6/4/2026

  
\_\_\_\_\_  
Jennifer Hooper

#### Certificate of Posting

I am Angela Zavala whose address is 7500 Dallas Pkwy, Suite 200, Plano, Tx. 75024. I declare under penalty of perjury that on June 11, 2026 I filed this Notice of [Substitute] Trustees Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.

  
\_\_\_\_\_  
Declarant's Name: Angela Zavala  
Date: June 11, 2026

**CAUSE NO. 26-0887-C480**

<b>In Re: Order of Foreclosure</b>	§	<b>IN THE DISTRICT COURT</b>
<b>Concerning</b>	§	
<b>800 Debra Drive</b>	§	
<b>Taylor, TX 76574-5335</b>	§	
<b>Under Tex. R. Civ. P. 736</b>	§	
	§	<b>OF WILLIAMSON COUNTY</b>
<b>Petitioner: ROCKET MORTGAGE, LLC</b>	§	
	§	
	§	
<b>Respondent(s): SHAUN MCQUILLAN AND</b>	§	
<b>DONNA MCQUILLAN</b>	§	<b>480<sup>th</sup> JUDICIAL DISTRICT</b>

**DEFAULT ORDER**

1. On this day, the Court considered Petitioner’s motion for a default order granting its application for an expedited order under Rule 736. Petitioner’s application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name of last known address is each Respondent subject to this order is:

Shaun McQuillan  
800 Debra Drive  
Taylor, TX 76574-5335

Shaun McQuillan  
800 Debra Drive  
Taylor, TX 76574-5335

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 800 Debra Drive, Taylor, TX 76574-7335 with the following legal description:

**Lot 16, Block 5, Sunset Addition, City of Taylor, Williamson County, Texas according to map or plat thereof recorded in Cabinet A, Slide(s) 262, of the Plat Records of Williamson County, Texas.**

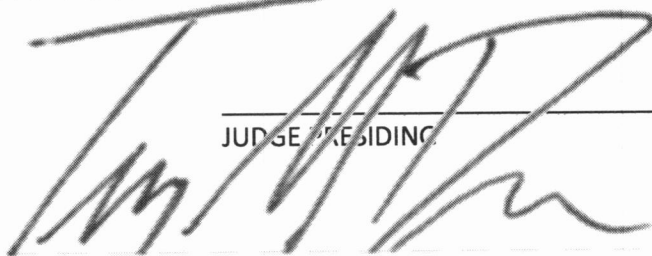
4. The lien to be foreclosed is indexed or recorded at Instrument Number 2025024305 and recorded in the real property records of Williamson County, Texas.

5. The material facts establishing Respondent(s) default are alleged in Petitioner’s application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the declaration of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and its successors and/or assigns may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

6/1/2026 4:23:09 PM

Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

  
\_\_\_\_\_  
JUDGE PRESIDING

SUBMITTED BY:

Respectfully submitted,  
**BROCK & SCOTT, PLLC**  
By: /s/ Jennifer A. Hooper  
Jennifer A. Hooper  
TSBN: 24081098  
[Jennifer.hooper@brockandscott.com](mailto:Jennifer.hooper@brockandscott.com)  
4225 Wingren Drive, Ste 105  
Irving, TX 75062  
Ph: 972-843-9599  
**ATTORNEY FOR PETITIONER**