

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Williamson County Texas Home Equity Security Instrument

at 12:17 **FILED** P M  
o'clock

MAY 02 2024 AF

Nancy E. Ruster  
County Clerk, Williamson Co., TX

Date of Security Instrument: September 27, 2021

Amount: \$134,750.00

Grantor(s): WILLIAM ERIC EDLUND, AN UNMARRIED MAN

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS

Current Mortgagee: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

Original Trustee: GERRI L. KENDALL

Mortgage Servicer and Address: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
635 Woodward Ave  
Detroit, MI 48226-1906

Recording Information: Recorded on 10/4/2021, as Instrument No. 2021151442  
Williamson County, Texas

Legal Description: UNIT 602, BUILDING 9, BUTTERCUP TOWNHOMES, A CONDOMINIUM PROJECT IN WILLIAMSON COUNTY, TEXAS, TOGETHER WITH THE UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AND THE ATTACHED PLATS AND EXHIBITS RECORDED UNDER DOCUMENT NUMBER 2007083996, AND AS AMENDED IN DOCUMENT NUMBER 2007103462, DOCUMENT NUMBER 2008006507 (AS CORRECTED BY SCRIVENER'S AFFIDAVIT IN DOCUMENT NUMBER 2008036285), DOCUMENT NUMBER 2008017529, DOCUMENT NUMBER 2008045627, DOCUMENT NUMBER 2008045628, DOCUMENT NUMBER 2008063648, DOCUMENT NUMBER 2008065867, AND DOCUMENT NUMBER 2009014082, DOCUMENT NUMBER 2010008562, DOCUMENT NUMBER 2010075761, DOCUMENT NUMBER 2011044148, DOCUMENT NUMBER 2011080890, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Date of Sale: 6/4/2024

Earliest Time Sale Will Begin: 10:00 AM



4816395

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Williamson** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Default Order was entered on 4/10/2024, under Cause No. 23-2414-C425, in the 425th Judicial District Judicial District Court of Williamson County, Texas;

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE DAVID ACKEL, TRAVIS KADDATZ, COLETTE MAYERS, THOMAS GILBRAITH, C JASON SPENCE, MIKE HANLEY, STEPHEN MAYERS, ISRAEL CURTIS, DYLAN RUIZ, VIOLET NUNEZ, RAMIRO CUEVAS, JAMI GRADY, ALEENA LITTON, DANIEL MCQUADE, JACQUALINE HUGHES, DANIEL LINKER, DANIEL MURPHY, AUCTION.COM, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WATTS, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935. (713) 293-3618.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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 the notice immediately.**

EXECUTED in multiple originals on 4/30/2024.

By:   
Casper J. Rankin, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385

866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550