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FILED

at 1:00 o'clock P M

SEP 25 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Nancy E. Ruter
County Clerk, Williamson Co, TX

**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.**

Matter No.: 136613-TX

Date: September 22, 2025

County where Real Property is Located: Williamson

ORIGINAL MORTGAGOR: INGRID CLAIR, A SINGLE PERSON also signed by SHIRLEY YOUNG

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 12/22/2023, RECORDING INFORMATION: Recorded on 12/22/2023, as Instrument
No. 2023105270

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): UNIT 14, BUILDING 36, TURTLE CREEK
VILLAGE CONDOMINIUMS, A CONDOMINIUM REGIME IN WILLIAMSON COUNTY, TEXAS,
TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN AND TO THE LIMITED COMMON
ELEMENTS AND THE GENERAL COMMON ELEMENTS APPURTENANT THERETO, ACCORDING
TO THE CONDOMINIUM DECLARATION, AND THE PLATS AND EXHIBITS ATTACHED
THERETO, RECORDED IN DOCUMENT NO.(S) 2015080969, 2015101758, 2015104293, 2016003984,
2018024673, 2018048764, 2018070441, 2018082579, 2018100710, OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS, TOGETHER WITH ANY AND ALL AMENDMENTS AND
SUPPLEMENTS THERETO.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/4/2025, the foreclosure sale will be conducted in
Williamson County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC who is the Mortgagee of the Note and Deed of Trust associated
with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as
Mortgage Servicer, is representing the Mortgagee, whose address is:

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.



Matter No.: 136613-TX

635 Woodward Ave
Detroit, MI 48226-1906

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 Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
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