

## **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.**

Matter No.: 136821-TX

Date: August 8, 2025

County where Real Property is Located: Kleberg

ORIGINAL MORTGAGOR: CRYSTAL MARIE DEL BOSQUE AND STEVAN EZEKIEL DEL BOSQUE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST CALIFORNIA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

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

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

DEED OF TRUST DATED 9/22/2015, RECORDING INFORMATION: Recorded on 9/23/2015, as Instrument No. 303812 in Book 540 Page 103

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **FIELD NOTES OF A 2.000 ACRE TRACT BEING OUT OF THE WEST 1/2 OF LOT 13, SECTION 45, OUT OF THE KLEBERG TOWN AND IMPROVEMENT CO., A SUBDIVISION TO THE SAID KLEBERG COUNTY DESCRIBED BY A MAP RECORDED IN ENVELOPE 87, PLAT CABINET I, MAP RECORDS KLEBERG COUNTY, TEXAS. SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/7/2025**, the foreclosure sale will be conducted in **Kleberg** 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 **1:00 PM**, 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 f/k/a Quicken Loans Inc. 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 f/k/a Quicken Loans Inc.  
635 Woodward Ave  
Detroit, MI 48226-1906



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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, SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, ADOLFO RODRIGUEZ, 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  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

136821-TX

EXHIBIT "A"

Field Notes of a 2,000 acre tract being out of the west 1/2 of Lot 13, Section 45, out of the Kleberg Town and Improvement Co., a subdivision to the said Kleberg County described by a map recorded in Envelope 87, Plat Cabinet I, Map Records Kleberg County, Texas. Said 2,000 acre tract being more particularly described as follows.

COMMENCING at a 5/8" iron rod found for the northwest corner of said Lot 13. THENCE with the north line of Lot 13, North  $88^{\circ}43'54''$  East, a distance of 210.38 feet to a point. THENCE parallel to the west line of Lot 13, South  $01^{\circ}16'06''$  East, a distance of 68.64 feet to a 5/8" iron rod set for the northwest corner of this survey and for the POINT OF BEGINNING.

THENCE parallel to the north line of Lot 13, North  $88^{\circ}43'54''$  East, a distance of 208.71 feet to a 5/8" iron rod set for the northeast corner of this survey.

THENCE South  $01^{\circ}16'06''$  East, a distance of 417.42 feet to a 5/8" iron rod set for the southeast corner of this survey.

THENCE parallel to the south line of Lot 13, South  $88^{\circ}43'54''$  West, a distance of 207.71 feet to a 5/8" iron rod set for the southwest corner of this survey.

THENCE parallel to the west line of Lot 13, North  $01^{\circ}16'06''$  West, a distance of 417.42 feet to POINT OF BEGINNING of this survey, and containing 1.208 acres of land, more or less.

FILED FOR RECORD

on 8-14-2025

at 9:45

Salvador "Sonny" Barrera III  
Kleberg County Clerk

By: [Signature]  
Deputy