

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 8 day of
January, 2026 at 12:18 a.m.
Stephanie M. Sanders, Robertson County Clerk

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.

Filed for Record in:
Robertson County
On: Jan 08, 2026 at 12:14P
By: Yesenia Deleon

1. **Date, Time, and Place of Sale.**

DATE: March 3, 2026

TIME: 11:00 AM

PLACE: The south door on the first floor of the Robertson County Courthouse, 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 part 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 July 28, 2023 and recorded as Instrument Number 2023-20232662 and Book 1538 at Page 591, real property records of Robertson County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Diana Juarez and Monica Juarez, securing the payment of the indebtedness in the original principal amount of \$243,508.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Data Mortgage Inc., dba Essex Mortgage 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:
Tract One:

Being a tract of land containing 0.9994 acres in the Frances Slaughter Survey, A-335, Robertson County, Texas, being the same called 1.00 acre tract, as recorded in Vol. 865, Page 289, of the Robertson County Official Records (R.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 3/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on June 19th of 2023. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023- 95372, and being more particularly described as follows:



BEGINNING at a 3/8" iron rod found for the south corner of this tract, also being the east corner of the James A. Swonke called 5.00 acre tract, as recorded in Vol. 614, Page 188 of the R.C.O.R., also being a point in the northwest right-of-way line of F.M. 2446 (100' R.O.W.);

THENCE North 01°57'36" East, a distance of 349.97 feet along the common line between this tract and said Swonke tract to a 1/2" iron rod found for the west corner of this tract, also being the Lisa Shaw Barry called 71.00 acre tract, as recorded in Vol. 974, Page 199 of the R.C.O.R.;

THENCE South 82°46'52" East, a distance of 99.82 feet along the common line between this tract and said Barry tract to a 1/2" iron rod found for a north corner of this tract, also being the west corner of the Connie Marie Fickle called 0.84 acre tract, as recorded in Vol. 1154, Page 106 of the R.C.O.R.;

THENCE South 01°53'16" West, a distance of 158.18 feet along the common line between this tract and said Fickle tract to a 1/2" iron rod found for a point in the northeast line of this tract, also being the west corner of the Jvann Properties, LLC called 0.16 acre tract, as recorded in Vol. 849, Page 222 of the R.C.O.R.;

THENCE along the common line between this tract and said 0.16 acre tract, for the following calls:

South 01°48'34" West, a distance of 16.82 feet to a 1/2" iron rod found for a bend in this tract;

South 82°49'35" East, a distance of 76.00 feet to a 1/2" iron rod found for a north corner of this tract;

South 01°56'31" West, a distance of 125.01 feet to a 1/2" iron rod found for a east corner of this tract;

North 82°43'16" West, a distance of 91.47 feet to a 1/2" iron rod found for a bend in this tract;

South 02°02'13" West, a distance of 50.11 feet to a 1/2" iron rod found for a east corner of this tract, also being a point in the northwest right-of-way line of F.M. 2446;

THENCE North 82°48'12" West, a distance of 84.58 feet along the common line between this tract and said F.M. 2446 to the PLACE OF BEGINNING containing 0.9994 acres.

Tract Two:

Being a tract of land containing 0.1624 acres in the Frances Slaughter Survey, A-335, Robertson County, Texas, being the same called 0.16 acre tract, as recorded in Vol. 849, Page 222, of the Robertson County Official Records (R.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 3/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on June 19th of 2023. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023- 95372, and being more particularly

described as follows:

BEGINNING at a 1/2" iron rod found for a south corner of this tract, also a point in the northwest right-of-way line of F.M. 2446 (100' R.O.W.), also being the east corner of the Michael and Connie Fickle called 1.00 acre tract, as recorded in Vol. 865, Page 289 of the R.C.O.R.;

THENCE along the common line between this tract and said 1.00 acre tract, for the following calls:

North 02°02'13" East, a distance of 50.11 feet to a 1/2" iron rod found for a west corner of this tract;

South 82°43'16" East, a distance of 91.47 feet to a 1/2" iron rod found for a bend in this tract;

North 01°56'31" East, a distance of 125.01 feet to a 1/2" iron rod found for a bend in this tract;

North 82°49'35" West, a distance of 76.00 feet to a 1/2" iron rod found for a south corner of this tract;

North 01°48'34" East, a distance of 16.82 feet to a 1/2" iron rod found for a west corner of this tract, also being a south corner of the Connie Marie Fickle called 0.84 acre tract, as recorded in Vol. 1154, Page 106 of the R.C.O.R.;

THENCE along the common line between this tract and said 0.84 acre tract, for the following calls:

South 85°28'44" East, a distance of 82.92 feet to a 1/2" iron rod found for an east corner of this tract;

South 01°45'35" West, a distance of 145.46 feet to a 1/2" iron rod found for an east corner of this tract;

South 17°17'32" West, a distance of 50.83 feet to a 1/2" iron rod found for the south corner of this tract, also a point in the northwest right-of-way line of F.M. 2446;

THENCE North 82°47'35" West, a distance of 85.63 feet along the common line between this tract and said F.M. 2446 to the PLACE OF BEGINNING containing 0.1624 acres.

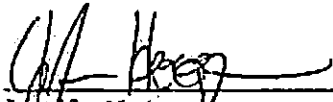
7. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Data Mortgage Inc. (dba Essex Mortgage) as Mortgage Servicer, is representing the current mortgagee, whose address is:

Data Mortgage, Inc. d/b/a Essex Mortgage
1417 North Magnolia Avenue
Ocala, Florida 34475

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, Agency Sales and Posting, 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: 1/6/2026



Jennifer Hooper

Certificate of Posting

I am Pete Florcz whose address is 7500 Dallas Pkwy #200. I declare under penalty of perjury that on 1-8-26 I filed this Notice of [Substitute] Trustees Sale at the office of the Robertson County Clerk and caused it to be posted at the location directed by the Robertson County Commissioners Court.

Declarant's Name: Pete Florcz
Date: 1-8-26