

24-03482
5630 HWY 290 EAST, GIDDINGS, TX 78942

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

See Exhibit "A"

Security Instrument: Deed of Trust dated January 10, 2022 and recorded on April 11, 2022 at Instrument Number 2022-01511 in the real property records of LEE County, Texas, which contains a power of sale.

Sale Information: April 7, 2026, at 1:00 PM, or not later than three hours thereafter, at www.Lee.realforeclose.com or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MARSHALL BENNETT secures the repayment of a Note dated January 10, 2022 in the amount of \$248,000.00. LAKEVIEW LOAN SERVICING, LLC ENOTE VESTING-- ROCKET MORTGAGE, LLC, whose address is c/o Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

FILED AND RECORDED

FEB 19 2026



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS



4866086

Kathryn Dahlin

De Cubas & Lewis, P.C.
Kathryn Dahlin, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Pete Florez

Substitute Trustee(s): Pete Florez, Zachary Florez,
Orlando Rosas, Florence Rosas, Enrique Florez,
Kristopher Holub, Aarti Patel, Kathleen Adkins,
Auction.com LLC||

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, *Petra Rita Florez*, declare under penalty of perjury that on the *19* day of *February*, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LEE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED AND RECORDED

FEB 19 2026



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

EXHIBIT "A"

A tract of land being 9.961 acres, more or less, being a part of the William Winford Survey, Abstract 350, Lee County, Texas, also being all of a 9.961 acre tract described in a to Marshall Bennett same as recorded in Volume 964, Page 981 of the Real Property Records of Lee County, Texas, said 9.961 acre Bennett Tract being a part of a 171-1/2 acre tract described in a deed to Alex Rethke and recorded Volume 38, Page 415 of the Deed Records of Lee County, Texas. Said 9.961 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 found for the West corner of said 9.961 acre Bennett tract and the West hereof; said point bears South 34 deg. 50 min. 46 sec. West 356.68 feet from a 5/8-inch-rebar with cap marked "4428" found at the South corner of a 5.39 acre tract described in a deed to Ricky Fulcher, Jr. et ux same as recorded in Volume 813, Page 669, and for reference hereof;

THENCE with the Northwest line of said 9.961 acre Bennett tract North 40 deg. 59 min. 36 sec. East 270.30 feet to a point for the North corner hereof; said point bears North 80 deg. 28 min. 11 sec. West 0.32 feet from a 2 inch steel corner post found for reference hereof; point for corner also bears South 38 deg. 14 min. 24 sec. West 780.90 feet from a 6 inch cedar corner post found the North occupation corner of a 171-1/2 acre tract described in a deed to Alex Rothke and recorded in Volume 38, Page:415, and for reference hereof;

THENCE with the Northeast line of said 9.961 acre Bennett tract South 26 deg. 40 min. 24 sec. East 1793.00 feet to a point for the East corner of said 9.961 acre Bennett tract, and the East corner hereof; said point bears South 26 deg. 40 min. 24 sec. 274.13 feet from 5/8 inch rebar with cap marked "4428" set for reference hereof;

THENCE with the Southeast line of said 9.961 acre Bennett tract, South 63 deg. 19 min. 26 sec. West 248.19 feet to a point for the South 9.961 acre Bennett tract, and South corner hereof, said point bears South 26 deg. 44 min; 08 sec. East 356.17 feet-from-a 3/8 inch rebar found for reference hereof;

THENCE, with the Southwest line of said 9.961 acre Bennett tract, North 26 deg. 44 sec. 08 sec. West 1,690.30 feet to the PLACE OF BEGINNING and containing 9.961 acres of land, more or less.

NOTE: This Company does not represent that the above square footage and/or acreage amounts are correct.

FILED AND RECORDED

FEB 19 2026



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS