FILED 10/22/2026 9:28:26 AM FRCL-2026-7889 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

26-005408-TX
3603 ROSEBERRY DRIVE, LA PORTE, TX 77571

NOTICE OF FORECLOSURE SALE

Property — The Property to be sold is described as follows

LOT 8, BLOCK 39, FAIRMONT PARK WEST, SECTION THREE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 270, PAGE 63, MAP RECORDS, HARRIS COUNTY, TEXAS

Security Instrument — Deed of Trust dated May 9, 2025 and recorded on May 13, 2025 as Instrument Number RP-2025-178921 in the real property records of HARRIS County, Texas, which contains a power of sale

Sale Information — December 01, 2026, at 10 00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, 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 ANTHONY CARLOS ESPARZA, LORI LEA GALVAN AND JASMIN STEPHANIE SOLORZANO secures the repayment of a Note dated May 9, 2025 in the amount of $265,109 00 CROSSCOUNTRY MORTGAGE, LLC, whose address is c/o Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd , Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee 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

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Substitute Trustee(s) Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Dana Dennen, Joshua Sanders, Cary Corenblum, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva, Nicole Durrett, Martin Beltran, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yun Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Substitute Trustee(s) Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Dana Dennen, Joshua Sanders, Cary Corenblum, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva, Nicole Durrett, Martin Beltran, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20___, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51 002(b)(1) and 51 002(b)(2)

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