

FILED
at 2:51 o'clock P.M.

FEB 26 2025 *alt*

Nancy E. Ruster
County Clerk, Williamson Co., TX

1005 Tabernash Drive, Leander, TX 78641

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 04/01/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Williamson County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 6, 2015 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's Instrument No. 2015017156 with Lawrence Justin Phillips and Charmagne Marie Phillips (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for RMC Mortgage Corporation dba Ryland Mortgage Corporation of Texas mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Lawrence Justin Phillips and Charmagne Marie Phillips, securing the payment of the indebtedness in the original amount of \$280,105.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Veterans Land Board of the State of Texas is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 33, BLOCK H, OF SAVANNA RANCH SECTION ONE, FINAL PLAT, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN 2012104226 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



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6. **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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

The Veterans Land Board of the State of Texas
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq., OR Angela Zavala, Michelle Jones whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

1/24/2025

Executed on

/s/Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

Executed on

2/26/25
Angela Zavala
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Angela Zavala, Michelle Jones OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Angela Zavala and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2/26/25 I filed at the office of the Williamson County Clerk and caused to be posted at the Williamson County courthouse this notice of sale.

Angela Zavala

Declarant's Name:

Date: 2/26/25