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Our Case Number: 25-07452-FC

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 19, 2023, RUBEN LEON AND CLARA LEON, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2023104321 in the DEED OF TRUST OR REAL PROPERTY RECORDS of WILLIAMSON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 in **WILLIAMSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows: BEING LOT TWENTY-FIVE (25) IN BLOCK P, OF EASTERN WELLS PHASE 1 SUBDIVISION, AN ADDITION TO THE CITY OF JARRELL, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT AND DEDICATION RECORDED IN INSTRUMENT 2022119577, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

Property Address: 604 DOUBLE VISION RD, JARRELL, TX 76537  
Mortgage Servicer: SERVICEMAC  
Noteholder: LAKEVIEW LOAN SERVICING, LLC  
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND this 26 day of Feb., 2026

*Angela Zavala*

Authorized Agent of Auction.com, LLC as  
Substitute Trustee, Resolve Trustee Services,  
LLC, Marinosci Law Group, PC

FILED  
at 12:10 o'clock PM

FEB 26 2026

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

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300