

FILED  
at 11:38 o'clock AM

MAR 06 2025

Nancy E. Roster  
County Clerk, Williamson Co., TX**NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: LOT 19 AND THE WESTERLY 20 FEET OF LOT 18, WALTON ADDITION IN AND TO THE CITY OF GRANGER, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 185, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

0.161 ACRES-EXHIBIT TO ACCOMPANY FIELD NOTES

BEING 0.161 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE WALTON ADDITION IN AND TO THE CITY OF GRANGER, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 185, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CALLED LOT 19 AND THE WEST 20 FEET OF LOT 18, BLOCK 2 OF SAID WALTON ADDITION, CONVEYED TO DEBORAH ANN MARGURGER JIMENEZ, DAVID LAWRENCE MARBURGER AND SUSANNAH MARIE MARBURGER MILLER, AND DESCRIBED IN A WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2018070645, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND ON THIS, THE 24TH DAY OF FEBRUARY, 2023, BY TEXAS LAND SURVEYING, INC., AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE, FOUND IN THE EAST MARGIN OF RIO GRANDE STREET, AND THE SOUTH LINE OF AN ALLEY, FOR THE NORTHWEST CORNER OF LOT 19, BLOCK 2 OF SAID WALTON ADDITION, THE NORTHWEST CORNER OF SAID JIMENEZ/MARBURGER/MILLER TRACT, AND THIS PARCEL.

THENCE SOUTH 85 DEGREES 05 MINUTES 02 SECONDS EAST, 50.00 FEET ALONG THE SOUTH LINE OF SAID ALLEY, THE NORTH LINE OF SAID JIMENEZ/MARBURGER/MILLER TRACT, AND THIS PARCEL, TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" SET, FOR THE NORTHWEST CORNER OF A CALLED LOTS 1, 2, AND 15 THROUGH 17, AND THE EAST 10 FEET OF LOT 18, BLOCK 2 OF SAID WALTON ADDITION, CONVEYED TO DENISE LYNN DAVIS, AND DESCRIBED IN A DEED RESERVING ENHANCED LIFE ESTATE, RECORDED UNDER DOCUMENT NO. 2021028734 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTHEAST CORNER OF SAID JIMENEZ/MARBURGER/MILLER TRACT, AND THIS PARCEL, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID ALLEY, FOR THE NORTHEAST CORNER OF LOT 14, BLOCK 2 OF SAID WALTON ADDITION, BEARS SOUTH 85 DEGREES 05 MINUTES 02 SECONDS EAST, 130.50 FEET;

THENCE SOUTH 04 DEGREES 33 MINUTES 31 SECONDS WEST, 140.00 FEET ALONG THE WEST LINE OF THE SAID DAVIS TRACT, THE EAST LINE OF THE SAID JIMENEZ/MARBURGER/MILLER TRACT, AND THIS PARCEL, TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS", SET IN THE NORTH MARGIN OF WEST BROADWAY STREET, FOR THE SOUTHWEST CORNER OF THE SAID DAVIS TRACT, THE SOUTHEAST CORNER OF THE SAID JIMENEZ/MARBURGER/MILLER TRACT, AND THIS PARCEL;

THENCE NORTH 85 DEGREES 05 MINUTES 02 SECONDS WEST, 50.00 FEET ALONG THE NORTH MARGIN OF SOUTH BROADWAY STREET, THE SOUTH LINE OF SAID JIMENEZ/MARBURGER/MILLER TRACT, AND THIS PARCEL, TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS", SET IN THE EAST MARGIN OF RIO GRANDE STREET, FOR THE SOUTHWEST CORNER OF SAID JIMENEZ/MARBURGER/MILLER TRACT, AND THIS PARCEL, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE EAST MARGIN OF RIO GRANDE STREET AND THE SOUTH MARGIN OF WEST BROADWAY STREET, FOR THE NORTHWEST CORNER OF LOT 16, BLOCK 3 OF SAID WALTON ADDITION, BEARS SOUTH 04 DEGREES 33 MINUTES 31 SECONDS WEST, 88.01 FEET;

THENCE NORTH 04 DEGREES 33 MINUTES 31 SECONDS EAST, 140.00 FEET ALONG THE EAST MARGIN OF RIO GRANDE STREET, THE WEST LINE OF THE SAID JIMENEZ/MARBURGER/MILLER TRACT, AND THIS PARCEL, TO THE POINT OF BEGINNING, AND CONTAINING A COMPUTED AREA OF 0.161 ACRES, MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/04/2023 and recorded in Document 2023065067 real property records of Williamson County, Texas.

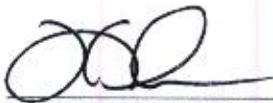
**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 04/01/2025

Time: 12:00 PM

Place: Williamson County, Texas at the following location: AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; OR, AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. 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 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties.



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [servicelinkauction.com/texas](http://servicelinkauction.com/texas) or (866) 539-4173

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.