

at 10:54 FILED o'clock AM

MAR 10 2025

Nancy E. Ruter
County Clerk Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE. 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 on 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 military service to the sender of this notice immediately.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 17, 2017, Juan Jose Gonzalez and Maria Helen Gonzalez aka Mary Gonzalez conveyed to Tim Williams, as Trustee, the property situated in Williamson County, Texas, to wit:

Property:

Lots 6, 7 and the East one-half (1/2) of Lot 8, Block 14, Town of Granger, according to the map or plat thereof, recorded in Cabinet A, Slide 196, Plat Records, Williamson County, Texas; as well as a 2017 Fleetwood manufactured home, Serial Numbers FLE240TX1739519A and FLE240TX1739519B; HUD Label/Seal Numbers PFS1184501 and PFS1184502, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Juan Jose Gonzalez and Maria Helen Gonzalez aka Mary Gonzalez and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust was recorded on April 18, 2017 under Instrument/Document Number: 2017033906 in the Public Records of Williamson County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust;

and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of April, 2025, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the Northeast side of the Justice Center Annex at 405 Martin Luther King, Georgetown, Texas, 78626, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 10th day of March, 2025.



Shawn K. Brady
Katherine Mitchell
Shelly Godwin
Stacy Rogers,
any to act, Substitute Trustee

BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902