

FILED  
at 10:54 o'clock 2 M

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

MAR 10 2025  
Nancy E. Ruter  
County Clerk, Williamson Co., TX

STATE OF TEXAS            §  
  §  
COUNTY OF WILLIAMSON   §

**WHEREAS**, by that certain Deed of Trust (with Security Agreement and Fixture Filing) ("Deed of Trust") dated March 12, 2009, recorded as Instrument No. 2009018292 of the Official Public Records of Williamson County, Texas, **THOMAS & ANTOINETTE HODGKISS LIVING TRUST, A CALIFORNIA TRUST**, conveyed to **KEITH WARD** (the "Trustee") certain real property therein described (the "Property") to secure that certain Note (the "Note") described in said Deed of Trust, as may have been modified and renewed; and

**WHEREAS**, **HANMI BANK, SUCCESSOR-IN-INTEREST TO UNITED CENTRAL BANK**, is the legal and equitable owner and holder of the Note and all renewals and modifications thereof, and Beneficiary of the Deed of Trust; and

**WHEREAS**, Substitute Trustees have been appointed in the place of the Trustee in the manner authorized by the Deed of Trust; and

**WHEREAS**, the indebtedness under the terms of the Note and Deed of Trust and all renewals and modifications thereof has matured on its own terms, and the entire unpaid principal balance and all accrued but unpaid interest owing thereunder is now wholly due and owing, and **HANMI BANK** has requested a Substitute Trustee to sell the Property in accordance with § 51.002 of the Texas Property Code and the terms of the Deed of Trust in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, April 1, 2025, a Substitute Trustee will sell the Property where such sales are to take place to wit:

**At the northeast basement door in the new addition to the Williamson County Justice Center, 405 Martin Luther King Jr. St, Georgetown, Texas 78626, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.**

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except the Lender/Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The earliest time at which the sale will occur is 1:00 p.m. The sale will begin at that time or not later than three (3) hours after that time.

The Deed of Trust permits the beneficiary to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released



of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The Property, commonly known as 3723 Williams Dr., Georgetown, Texas 78628, is more specifically described as follows:

SEE ATTACHED EXHIBIT "A".

The Property may be sold either as a whole, or in lots, tracts, parcels or units as determined by the Substitute Trustee.

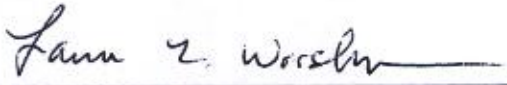
Formal notice is hereby given that the sale noticed herein shall include the interest of Grantor in all improvements and fixtures and other property, and personal property, covered by (i) the Deed of Trust, and (ii) any other agreements or other documents executed in connection with or as security for the Note, Beneficiary having directed a Substitute Trustee to sell, and a Substitute Trustee hereby noticing the sale of, said fixtures and personalty, pursuant to the rights granted to the Beneficiary under Section 9.604(a)(2) of the Texas Business and Commerce Code.

**EXCEPT FOR A WARRANTY OF TITLE GIVEN ON BEHALF OF GRANTOR, THE SALE OF THE PROPERTY IS AS IS AND WHERE IS AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER.**

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOU 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.**

EXECUTED on the 5<sup>th</sup> day of March 2025.

By:   
KEVIN J. ALLEN, LAURA L. WORSHAM,  
TY J. JONES

**Addresses for Substitute Trustees:**

Kevin J. Allen  
7557 Rambler Road, Suite 500  
Dallas, TX 75231

or

Laura L. Worsham  
7557 Rambler Road, Suite 500  
Dallas, TX 75231

or

Ty J. Jones  
7557 Rambler Road, Suite 500  
Dallas, TX 75231

**EXHIBIT "A"**

**Lot 2A, Block "A", of Amended Plat of Business Square & Lot 3, Block A, Briarwood Section One, a Subdivision in the City of Georgetown, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet DD, Slides 1-2, Plat Records, Williamson County, Texas.**

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS 2014031898**

*Nancy E. Rister*

05/02/2014 01:34 PM

DPEREZ \$29.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

After Recording Please Return To:  
Laura L. Worsham  
JONES, ALLEN & FUQUAY, L.L.P  
7557 Rambler Road, Suite 500  
Dallas, Texas 75231