

FILED
at 1:02 o'clock P.M.

MAR 10 2025

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 10, 2025

NOTE: Real Estate Lien Note described as follows:

Date: September 19, 2008

Maker: Reece Roskey

Payee: Alamo City Urban, LLC, a Texas Limited Liability Company, as Successor in Interest to James Marvin Roskey, Individually and as Successor Trustee of the James A. Roskey & Edith D. Roskey Living Trust, and as a Beneficiary of the James A. Roskey & Edith D. Roskey Living Trust and Marilyn Janda Roskey, Individually and as Successor Trustee of the of the James A. Roskey & Edith D. Roskey Living Trust, and as a Beneficiary of the James A. Roskey & Edith D. Roskey Living Trust.

Original
Principal
Amount: \$80,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: September 19, 2008

Grantor: Reece Roskey

Substitute
Trustee: John M. Taylor or Cody R. Coughlin
of Taylor & Coughlin, PLLC, Trustee

Beneficiary: Alamo City Urban, LLC, a Texas Limited Liability Company, as Successor in Interest to James Marvin Roskey, Individually and as Successor Trustee of the James A. Roskey & Edith D. Roskey Living Trust, and as a Beneficiary of the James A. Roskey & Edith D. Roskey Living Trust and Marilyn Janda Roskey, Individually and as Successor Trustee of the of the

James A. Roskey & Edith D. Roskey Living Trust, and as a Beneficiary of the James A. Roskey & Edith D. Roskey Living Trust.

Recorded: Document Number **2008074220**, as modified and assigned by that Collateral Transfer of Note and Liens dated **September 16, 2024**, and recorded **September 30, 2024**, at document number **2024077633** in the Official Public Records of **Williamson County, Texas**.

LENDER: Alamo City Urban, LLC
A Texas Limited Liability Company

BORROWER: Reece Roskey

PROPERTY: The real property described as follows:

Lot (28), Block D of THE MEADOWS AT CHANDLER CREEK REVISED SECTION ONE, an Addition in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet F, Slides 384-386, of the Plat Records of Williamson County, Texas, said plat being corrected by instrument recorded in/under Volume 1246, Page 127 of the Official Records of Williamson County, Texas.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Dr., Suite 100, Austin, Texas 78731

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 1, 2025, the first Tuesday of the month, to commence at **10:00 AM**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **AT THE NORTHEAST SIDE OF THE JUSTICE CENTER ANNEX AT 405 MARTIN LUTHER KING, GEORGETOWN, TEXAS, 78626 IN WILLIAMSON COUNTY, TEXAS, OR, IF THE PRECEDING AREA(S) IS/ARE NO LONGER THE AREA(S) DESIGNATED BY THE WILLIAMSON COUNTY COMMISSIONER'S COURT, AT THE AREA MOST RECENTLY DESIGNATED BY THE WILLIAMSON COUNTY COMMISSIONER'S COURT.**

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.

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.

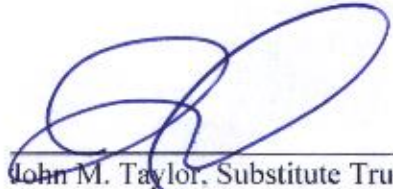
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

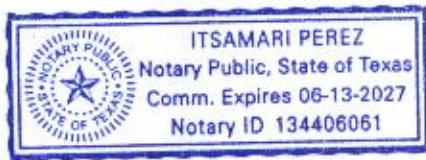
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

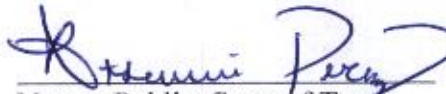
EXECUTED as of **March 10, 2025**.


John M. Taylor, Substitute Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **10th** day of **March 2025**,
by **John M. Taylor** the **Substitute Trustee** for the purpose therein stated.




Notary Public, State of Texas

After recording, please return original to:

Taylor & Coughlin, PLLC
5926 Balcones Dr., Suite 100
Austin, Texas 78731