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FILED  
at 10:06 o'clock A M

MAY 23 2024 W

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

641 FORT THOMAS PLACE  
ROUND ROCK, TX 78664

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NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. **Date, Time, and Place of Sale.**

Date: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 22, 2011 and recorded in Document CLERK'S FILE NO. 2011027550; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2021161860 real property records of WILLIAMSON County, Texas, with BETSABE ESPARZA, AN UNMARRIED WOMAN AND FAUSTINO SANTOS III, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BETSABE ESPARZA, AN UNMARRIED WOMAN AND FAUSTINO SANTOS III, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$138,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
2800 TAMARACK ROAD  
OWENSBORO, KY 42301



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WILLIAMSON

**EXHIBIT "A"**

LOT 3, BLOCK C, ROUND ROCK RANCH PHASE ONE, SECTION THREE-C-I, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Y, SLIDE 106, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.