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FILED  
at 12:47 o'clock P.M.  
on

JUN 17 2025

**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 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.

Nancy E. Ruter  
County Clerk Williamson Co., TX

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 5th day of August, 2025  
**Time:** 10:00 AM or not later than three hours after that time  
**Place:** AT "At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Williamson County, Texas.

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** October 18, 2022  
**Grantor(s):** Makayla Weiss and Dontae Powell, Wife and Husband  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC., its successors and assigns  
**Original Principal:** \$297,020.00  
**Recording Information:** Deed Inst.# 2022119845,  
**Current Mortgagee/Beneficiary:** Lakeview Loan Servicing, LLC  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$297,020.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Williamson  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 409 Hyacinth Way #22-L, Jarrell, TX 76537  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd Coppell, TX 75019

**SUBSTITUTE TRUSTEE(S):**

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

**SUBSTITUTE TRUSTEE ADDRESS:**

1320 Greenway Drive, Suite 780 Irving, TX 75038

**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.**

/s/Coury Jacocks Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for Lakeview Loan Servicing, LLC

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

**DOCUMENT PREPARED BY:**

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038

AS ATTORNEY FOR THE HEREIN

IDENTIFIED MORTGAGEE AND/OR

MORTGAGE SERVICER

I am Angela Lavala <sup>Certificate of Posting</sup> whose address is 1320 Greenway #780  
Irving TX. I declare  
under penalty perjury that JUN 18 2025 I filed and/or recorded 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.

**Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

EXHIBIT "A"

ALL that certain lot, parcel or tract of land, situate and lying in the City of Jarrell, County of Williamson, State of Texas, and being more particularly described as follows:

Unit 22, Blk "L", within the SONTERRA II CONDOMINIUMS PHASE VIII, a residential condominium in Williamson County, Texas, as set forth in the Declaration of Condominium Regime for Sonterra II Condominiums, Phase VIII, recorded in Document No. 2017074367, and by amendment recorded in Document No. 2019055011 Official Public Records, Williamson County, Texas, together with an undivided interest appurtenant to such Units in and to the common elements in the Condominiums in accordance with the terms of the Declaration of Condominium Regime.

Being the same part conveyed to Makayla Weiss and Dontae Powell by Warranty Deed dated October 18, 2022, from Katrina A. Shipley and Daniel Shipley, filed and recorded on October 19, 2022, as Instrument No. 2022119844, in the Register's Office of Williamson County, Texas.