

FILED  
at 3:46 o'clock P.M.  
JUN 26 2025

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/22/2006	<b>Grantor(s)/Mortgagor(s):</b> STEPHANIE J GONZALEZ AND DONACIANO GONZALEZ, HUSBAND AND WIFE <i>Dan E. Ret...</i> <i>County Clerk, Williamson Co., TX</i>
<b>Original Beneficiary/Mortgagee:</b> PRIMELENDING, A PLAINSCAPITAL COMPANY	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC2 Asset Backed Pass-Through Certificates, Ser
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2006017803	<b>Property County:</b> WILLIAMSON
<b>Mortgage Servicer:</b> Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
<b>Date of Sale:</b> 8/5/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust, and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 6/18/2025

*Thuy Frazier*

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Select Portfolio Servicing, Inc.

Dated: JUN 26 2025

*Angela Zavala*

Printed Name:

*Angela Zavala*

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

**MH File Number:** TX-25-110624-POS  
**Loan Type:** Conventional Residential

## EXHIBIT "A"

BEING 1.9992 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, IN WILLIAMSON COUNTY, TEXAS; ALSO BEING A PART OF THAT CERTAIN 39.07 ACRE TRACT (CALLED TRACT TWO) DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 605, PAGE 487, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.9992 ACRE TRACT BEING THAT SAME TRACT CONVEYED UNTO CHRISTOPHER J. ALGOZZINE BY DEED RECORDED IN VOLUME 2298, PAGE 363 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4" diameter iron rod found in the westerly right-of-way line of County Road 104, same being the easterly line of said 39.07 acres, for the northeast corner of the tract herein described, same being the southeast corner of a 1.99 acre tract conveyed to John D. Baird by Deed recorded in Volume 2252, Page 379 of the Official Records of Williamson County, Texas;

THENCE leaving the westerly right-of-way line of said County Road 104 and along the northerly line of the tract herein described, same being the southerly line of said Baird tract, S 71°-14'-03" W, for a distance of 702.56 feet to a 1/4" diameter iron rod found in the easterly line of a 162.40 acre tract described in Deed recorded in Volume 2084, Page 564 of the Official Records of Williamson County, Texas, for the northwest corner of the tract herein described, same being the southwest corner of said Baird tract;

THENCE along the westerly line of the tract herein described, same being the easterly line of said 162.40 acres, S 18°-44'-36" E, for a distance of 123.76 feet to a 1/4" diameter iron rod found for the southwest corner of the tract herein described, same being the northwest corner of a 1.99 acre tract conveyed unto Jim R. Rushing in a Deed recorded in Volume 1074, Page 322 of the Official Records of Williamson County, Texas;

THENCE along the southerly line of the tract herein described, same being the northerly line of said Rushing tract, N 71°-15'-40" E, for a distance of 702.85 feet to a 1/4" diameter iron rod found in the westerly right-of-way line of said County Road 104, for the southeast corner of the tract herein described, same being the northeast corner of said Rushing tract;

THENCE along the westerly right-of-way line of County Road 104, same being the easterly line of the tract herein described, N 18°-52'-41" W, for a distance of 124.09 feet to the POINT OF BEGINNING, and containing 1.9992 acres of land more or less.