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FILED  
at 1:53 o'clock P.M.  
JUN 27 2024  
Nancy E. Ruter  
County Clerk, Williamson Co., TX

SELECT PORTFOLIO SERVICING, INC. (SPS)  
HERRERA, MAURO  
3332 LAUREN NICOLE LANE, ROUND ROCK, TX 78665

CONVENTIONAL  
Firm File Number: 24-041291

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 6, 2018, MAURO M HERRERA AND CLAUDIA PUGA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ANGEL OAK MORTGAGE SOLUTIONS LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2018099620, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in WILLIAMSON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Williamson, State of Texas:

LOT 31, BLOCK C, MADSEN RANCH, PHASE 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2017090819, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.


Property Address: 3332 LAUREN NICOLE LANE  
ROUND ROCK, TX 78665  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2019-2  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

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 property securing the above referenced loan.

**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**

SUBSTITUTE TRUSTEE  
Angela Zavala, Michelle Jones, Richard Zavala, Jr and Sharlet Watts  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day June 17, 2024

By:   
Ronny George  
Texas Bar # 24123104  
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13105 Northwest Freeway, Suite 960  
Houston, TX 77040

Telephone No: (713) 462-2565  
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Attorneys for U.S. Bank Trust Company, National  
Association, as Trustee, as successor-in-interest to U.S.  
Bank National Association as Trustee for Angel Oak  
Mortgage Trust I 2019-2, Mortgage-Backed Certificates,  
Series 2019-2

**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 military service to the sender of this notice immediately.**