

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
ZHENG, JAY
188 LEMENS AVENUE, HUTTO, TX 78634

CONVENTIONAL

Firm File Number: 26-044951

at 1:06 o'clock PM
FILED
JUN 25 2016
Nancy E. Rater
County Clerk, Williamson Co., TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 8, 2022, JAY ZHENG, UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to PEIRSONPATTERSON, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUONTIC BANK, ITS SUCCESSORS AND ASSIGNS 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 2022030747, rerecorded on December 29, 2022, as Instrument 2022141434 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 4, 2026** 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:

BEING A 1.000 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF THE WILLIAM DUNN SURVEY, ABSTRACT NO, 196, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE SAME TRACT OF LAND CONVEYED TO RUDY MORENO AND PRISCILLA MORENO IN A DEED RECORDED IN VOLUME 1494, PAGE 139, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO TOM L. MORENO AND HORTENCIA D. MORENO IN A DEED RECORDED IN VOLUME 1874, PAGE 915, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING A POINT IN THE WEST RIGHT-OF-WAY LINE OF LEMENS AVENUE AT ITS INTERSECTION WITH THE CENTER OF A 50 FOOT ACCESS EASEMENT DESCRIBED IN VOLUME 788, PAGE 547, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING KNOWN AS HY VIEW LANE, AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DONNA CRITES IN A DEED RECORDED IN DOCUMENT NO. 2010067161, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

THENCE WITH THE SOUTH LINE OF THE TOM MORENO TRACT, THE NORTH LINE OF THE CRITES TRACT, AND THE CENTER OF THE 50 FOOT ACCESS EASEMENT REFERRED TO ABOVE SOUTH 84°59'53" WEST A DISTANCE OF 173.63 FEET, TO THE SOUTHEAST CORNER OF THIS TRACT AND WHICH POINT IS ALSO POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF THIS TRACT, THE NORTH LINE OF THE CRITES TRACT, AND THE CENTER OF THE 50 FOOT ACCESS EASEMENT REFERRED TO ABOVE SOUTH 85°00'00" WEST A DISTANCE OF 190.01 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF THIS TRACT NORTH 05°00'07" WEST AT DISTANCE OF 25.00 FEET PASSING A 1/2" IRON ROD SET THEN CONTINUING FOR A TOTAL DISTANCE OF 229.25 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE NORTH LINE OF THIS TRACT NORTH 84°59'45" EAST A DISTANCE OF 190.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS MORENO TRACT;

THENCE WITH THE EAST LINE OF THIS TRACT SOUTH 05°00'15" EAST AT DISTANCE OF 208.29 FEET, PASSING A 1/2" IRON ROD FOUND THEN CONTINUING FOR A TOTAL DISTANCE OF 229.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRES OF LAND, MORE OR LESS.

BEING A 3.971 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF THE WILLIAM DUNN SURVEY, ABSTRACT NO. 196, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE SAME

TRACT OF LAND CONVEYED TO TOM L. MORENO AND HORTENCIA MORENO IN A DEED RECORDED IN VOLUME 1874, PAGE 915, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, AND BEING A POINT IN THE WEST RIGHT-OF-WAY LINE OF LEMENS AVENUE AT ITS INTERSECTION WITH THE CENTER OF A 50 FOOT ACCESS EASEMENT DESCRIBED IN VOLUME 788, PAGE 547, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING KNOWN AS HY VIEW LANE, AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DONNA CRITES IN A DEED RECORDED IN DOCUMENT NO. 2010067161, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND WHICH POINT IS ALSO POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF THIS TRACT, THE NORTH LINE OF THE CRITES TRACT, AND THE CENTER OF THE 50 FOOT ACCESS EASEMENT REFERRED TO ABOVE SOUTH 84°59'53" WEST DISTANCE OF 173.63 FEET TO AN ANGLE POINT OF THIS TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RUDY MORENO AND PRISCILLA MORENO IN A DEED RECORDED IN VOLUME 1494, PAGE 139, DEED RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF THE RUDY MORENO TRACT NORTH 05°00'15" WEST AT DISTANCE OF 20.97 PASSING A 1/2" IRON ROD FOUND THEN CONTINUING FOR A TOTAL DISTANCE OF 229.25 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE RUDY MORENO TRACT;

THENCE WITH THE NORTH LINE OF THE RUDY MORENO TRACT SOUTH 84°59'45" WEST A DISTANCE OF 190.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE RUDY MORENO TRACT;

THENCE WITH THE WEST LINE OF THE RUDY MORENO TRACT SOUTH 05°00'07". EAST A DISTANCE OF 204.25 FEET PASSING A 1/2" IRON ROD SET THEN CONTINUING FOR A TOTAL DISTANCE OF 229.25 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE RUDY MORENO TRACT;

THENCE WITH THE SOUTH LINE OF THIS TRACT, THE NORTH LINE OF THE CRITES TRACT, AND THE CENTER OF THE 50 FOOT ACCESS EASEMENT REFERRED TO ABOVE SOUTH 84°59'53" WEST A DISTANCE OF 308.02 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, THE NORTHWEST CORNER OF THE CRITES TRACT, AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BLUEBONNET FINANCIAL CORP. IN A DEED RECORDED IN DOCUMENT NO. 199974935, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE WEST LINE OF THIS TRACT AND THE EAST LINE OF THE BLUEBONNET TRACT NORTH 24°29'10" WEST A DISTANCE OF 122.04 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DAVID BEUSCHLEIN IN A DEED RECORDED IN DOCUMENT NO. 2005048414, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE NORTHWEST LINE OF THIS TRACT AND THE SOUTHEAST LINE OF THE BEAUSCHLEIN TRACT NORTH 54°41'25" EAST A DISTANCE OF 639.11 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF THIS TRACT AND BEING A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF LEMENS CIRCLE;

THENCE WITH THE NORTHEAST LINE OF THIS TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF LEMENS CIRCLE THE FOLLOWING THREE CALLS:

1. ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 56°33'03" EAST, A CHORD DISTANCE OF 110.37 FEET, AN ARC LENGTH OF 111.15, A RADIUS OF 270.70 FEET TO A 1/2" IRON ROD FOUND;

2. SOUTH 68°15'17" EAST A DISTANCE OF 130.13 FEET TO A 1/2" IRON ROD FOUND;

3. ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF SOUTH 22°12'55" EAST, A CHORD DISTANCE OF 28.61 FEET, AN ARE LENGTH OF 31.88, A RADIUS OF 20.00 FEET TO A 1/2" IRON ROD FOUND;

THENCE WITH THE EAST LINE OF THIS TRACT AND THE WEST RIGHT-OF-WAY LINE OF LEMENS AVENUE THE FOLLOWING TWO CALLS:

1. ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 07°10'01" WEST; A CHORD DISTANCE OF 216.54 FEET, AN ARC LENGTH OF 218.55, A RADIUS OF 464.27 FEET TO A 1/2" IRON ROD FOUND;

2. SOUTH 01°06'10" EAST A DISTANCE OF 71.53 FEET TO THE POINT OF BEGINNING, CONTAINING 3.971 ACRES OF LAND, MORE OR LESS:


Property Address: 188 LEMENS AVENUE
HUTTO, TX 78634
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: TRYON STREET ACQUISITION TRUST I
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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
Tejas Corporate Services, LLC
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day June 23, 2026.

By: 
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Tryon Street Acquisition Trust I

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.