

89
FILED
at 12:45 o'clock PM

JUL 10 2026

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

Notice is hereby given that a public nonjudicial foreclosure sale, at auction (the "**Foreclosure**"), of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, August 4, 2026 (the first 1st Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is 10:00 AM (Williamson County, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at outside the northeast lower level door of the Williamson County Justice Center at 405 MLK St, Georgetown, Texas as designated by the Commissioners' Court of Williamson County, Texas.

INDEBTEDNESS PROMPTING SALE: The debt evidenced by that certain Real Estate Lien Note dated June 5, 2020 (the "**Note**"), from Rodrigo Almeida Martinez and Olivia Sidon Acevedo ("**Grantors**") to Ray Mitchell, the lien having been transferred by Transfer of Lien dated May 11, 2021, executed by Holder Ray Mitchell, a/k/a Raymond Arthur Mitchell for the benefit of John W. Schuler, the lien having been further transferred by Transfer of Lien dated May 22, 2024, executed by the Executor of the Estate of Holder John W. Schuler, Rachel Schuler, for the benefit of Rachel Schuler ("**Lender**") covering the Property (the "**Loan**").

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: That certain Deed of Trust dated June 5, 2020, executed by Grantors Rodrigo Almeda Martinez, a single man and Olivia Sidon Acevedo, a single woman, for the benefit of Ray Mitchell ("**Lender**") and recorded under **Instrument No. 2020064976** in the real property records of Williamson County, Texas on June 18, 2020 (as amended, modified or restated from time to time, the "**Deed of Trust**"), securing that certain Real Estate Lien Note dated June 5, 2020 (the "**Note**"), from Grantor to Lender covering the Subject Property (defined below).

PROPERTY BEING SOLD: That certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located in Williamson County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference (the "**Property**").

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Lender is the current owner of the Loan Documents¹. However, consistent with the laws of the State of Texas and the terms and provisions

¹ "**Loan Documents**" means, collectively, the Deed of Trust; the Note; that certain Loan Agreement dated June 5, 2020, executed by and between the Grantor and original lender and subsequently transferred to Lender; and any and all other documents executed in connection therewith and/or relating in any way thereto.

contained within the Loan Documents, Lender reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Williamson County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Richard Greenblum at 512-322-3262 or richard@richardgreenblum.com to determine whether Lender has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

ACTIVE MILITARY DUTY NOTICE: To 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.

GUARANTEES: None.

SUBSTITUTE TRUSTEE: Pursuant to that certain Appointment of Substitute Trustee and Request to Act, dated June 24, 2026, recorded as Instrument No. 2026053050 in the Official Public Records of Williamson County, Texas, Richard Greenblum (the "**Substitute Trustee**") was appointed as substitute trustee under the Deed of Trust. The Substitute Trustee may conduct the nonjudicial foreclosure sale.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Lender has requested that the Substitute Trustee, who is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

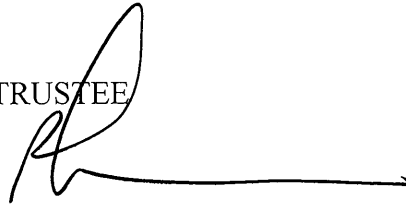
Lender has further requested that the Substitute Trustee sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, the Substitute Trustee will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

Executed as of July 8, 2026.

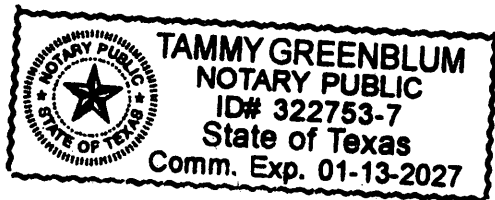
TRUSTEE



Richard Greenblum, Substitute Trustee

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on July 8, 2026, by Richard Greenblum, Trustee, in the capacity therein stated.



Notary Public in the State of Texas

EXHIBIT A

Land

Lot 2, Block 71, City of Bartlett, in Williamson County, Texas, according to the Official Revised Map of said City approved and adopted January 18, 1954, recorded in Cabinet A, Slide 219, Plat Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds in Deed to Willie Carter and wife, Emma Carter, recorded in Volume 319, Page 433, Deed Records of Williamson County, Texas.