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**Notice of Substitute Trustee's Sale  
Pursuant to Deed of Trust to Secure Assumption**

Date: July 16, 2024

FILED  
at 2:20 o'clock PM  
JUL 16 2024  
Nancy E. Ruster  
County Clerk, Williamson Co., TX

Substitute Trustee: C. Daniel Roberts  
1602 East Cesar Chavez  
Austin, Texas 78702

Note and Deed of Trust Assumed:

Date: January 29, 2020  
Original principal amount: \$242,250.00  
Maker and Grantor: Devin Patrick Conn and Elizabeth Marie Conn  
Payee and Beneficiary: Capstar Lending, LLC  
Recording Information: Instrument No. 2020010252, Official Public Records,  
Williamson County, Texas

Deed of Trust to Secure Assumption

Date: April 10, 2024

Grantor: Elizabeth Marie Conn  
502 Brookside Pass  
Cedar Park, Texas 78613

Beneficiary: Devin Patrick Conn  
1111 Rowley Drive  
Cedar Park, Texas 78613

Recording information: Instrument No. 2024030171, Official Public Records,  
Williamson County, Texas

Property: Lot 2, Block A, of Buttercup Creek Section Two Village Four, a subdivision in  
Williamson County, Texas, according to the map or plat of record in Cabinet E,  
Slide 265, of the Plat Records of Williamson County, Texas, locally known as  
502 Brookside Pass, Cedar Park, Texas 78613.

County Where Sale Will Take Place: Williamson County, Texas

Date of Sale (first Tuesday of month): August 6, 2024

Time of Sale: 10 am Central Standard Time

Place of Sale: Williamson County Courthouse, Williamson County, Texas, or at such other place as the Williamson County Commissioner's Court designates.

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.

Beneficiary has appointed C. Daniel Roberts as Substitute Trustee under the Deed of Trust to Secure Assumption. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of amounts due by Grantor to Beneficiary under the terms of the Deed of Trust to Secure Assumption.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Substitute Trustee

  
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C. Daniel Roberts