

JUL 14 2025

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

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

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

WHEREAS, by a Wraparound Deed of Trust, (herein "Deed of Trust") dated , January 31, 2024, Ana Gloria Gutierrez Mares acting in his/her capacity as Member of G&G Real Estates, LLC., as Grantor(s), conveyed to Celia C. Flowers, as Trustee, the property described to secure a Deed of Trust Note in the payment of a debt therein described; said Deed of Trust being recorded as Document No. 2024008000 of the Real Property Records as maintained by the County Clerk of Williamson, County, Texas.


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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the Fifth (5th) day of August, 2025, between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Williamson County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioner's Court of said county, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

Said real property is described as follows:

Lot 23, in Block A PEPLAT OF HIDDEN CREEK ESTATES, according to the map or plat thereof recorded in Document No. 2016080712, Official Public Records, Williamson County, Texas

EXECUTED on this 27 day of June, 2025


Jim Mills or Susan Mills or George Hawthorne or Ed Henderson, or Chris Moeble or Sam Lennox or Carma Austin or Andrew Mills-Middlebrook, Substitute Trustee, any to act

Questions should be directed to: Foreclosure Department
(512)340-0331