

54
FILED
at 11:59 o'clock AM

JUL 14 2025

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

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: July 9, 2025

Substitute Trustee: Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts

Mortgagee: Mario Juarez

Mortgagee's Address: 3401 Bratton Ridge Crossing, Austin, TX 78728

Note: Note dated March 04, 2024, in the amount of \$145,000.00

Deed of Trust:

Date: March 04, 2024

Grantor: Jose Octavio Valle Rodriguez & Evelyn Dixiana Sanchez Rodriguez

Mortgagee: Mario Juarez

Recording Information: Recorded in Document No. 202417154

Property (including any improvements): Lot 1, Block 1, Final Plat Taylor Ranchettes, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2022070035, Official Public Records, Williamson County, Texas.

County: Williamson

Date of Sale: (first Tuesday of month) Aug 5, 2025

Time of Sale: 10am-1pm

Place of Sale: OUTSIDE THE NORTHEAST LOWER-LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Aug 5, 2025 between Ten o'clock am and One o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

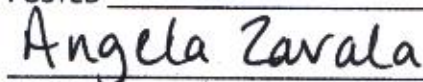


Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED JUL 14 2025



NAME



AS SUBSTITUTE TRUSTEE