

JUL 15 2025

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 5<sup>th</sup> of August 2025  
**Time:** 10:00 A.M. or not later than three hours after that time  
**Place:** AT 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 in Williamson County, Texas, or at the area most recently designated by the Williamson County Commissioners.

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** January 3, 2025  
**Grantor(s):** Blue Anchor Investments, LLC  
**Original Mortgagee:** CV3 Alpha Trust  
**Original Principal:** \$274,500.00  
**Recording Information:** Deed Inst.#2025000829  
**Current Mortgagee/Beneficiary:** Wilmington Savings Fund, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$274,500.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Williamson  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 523 Chisholm Valley Drive, Round Rock, TX 78681  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** N/A  
**Mortgage Servicer Address:** N/A

**SUBSTITUTE TRUSTEE(S):** Virgil Jordan, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts, or any.

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Angela Zavala whose address is 1320 Greenway Dr. # 780 Irving Tx. 75038. I declare under penalty perjury that 7-15-25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners.

**Return to:** McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038  
**File No.:** 25-02437TX

EXHIBIT "A"

Lot 9, Block K, CHISHOLM VALLEY, SECTION 3, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet C, Slide 166, Plat Records, Williamson County, Texas.