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FILED
at 1:55 o'clock P.M.

OCT 01 2026 W

Nancy E. Ruter
County Clerk, Williamson Co., TXNOTICE OF SUBSTITUTE TRUSTEE'S SALE

WILLIAMSON County

Deed of Trust Dated: May 27, 2020

Amount: \$227,233.00

Grantor(s): DERRICK KING and KAHALA KING

Original Mortgagee: EAGLE HOME MORTGAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Current Mortgagee: LENNAR MORTGAGE

Mortgagee Address: LENNAR MORTGAGE, . . .

Recording Information: Document No. 2020057253

Legal Description: UNIT 26-M, OF SONTERRA I CONDOMINIUMS, A CONDOMINIUM PROJECT IN WILLIAMSON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS, AS SET OUT AND DEFINED IN THE DECLARATION OF CONDOMINIUM REGIME RECORDED IN DOCUMENT NO. 2016002134, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALONG WITH ANY AND ALL SUPPLEMENTAL DECLARATIONS THERETO.

Date of Sale: December 1, 2026 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WILLIAMSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

DAVID ACKEL OR TRAVIS KADDATZ, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR, SHARLET WATTS, DYLAN RUIZ, VIOLET NUNEZ, RAMIRO CUEVAS, JAMI GRADY, ALEENA LITTON, DANIEL MCQUADE, JACQUALINE HUGHES, DANIEL LINKER, DANIEL MURPHY, THOMAS GILBRAITH, C JASON SPENCE, MIKE HANLEY, STEPHEN MAYERS, ISRAEL CURTIS OR COLETTE MAYERS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, AARTI PATEL, JOSHUA SANDERS, CARY CORENBUM, SHAWN SCHILLER, THALIA TOLER, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE TRUSTEE LLC, XOME INC., TAYLOR GRANTHAM, NFPDS-TX LLC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. 3601 et seq.) and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dominique M. Varner
DOMINIQUE M. VARNER, ATTORNEY AT LAW

HUGHES, WATTS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-003231

Angela Zavala
Printed Name: Angela Zavala
c/o Justice Link
7301 N. Hwy 161, Ste. 303
Irving, Texas 75039

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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Before me, the undersigned notary, on this day personally appeared Dominique M Varner, a person whose identity is known to me, and after administration of the oath, stated that he/she executed the foregoing instrument in the capacity therein stated and for the purposes and consideration therein expressed.

SWORN TO AND SUBSCRIBED before me on the 30th day of September, 2026.

Zachary Kent Spivey
Notary Public in and for the State of Texas
Printed Name: Zachary Kent Spivey
My Commission expires: 9/21/2027

