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FILED
at 1:02 o'clock pM

SEP 25 2025

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

PHH MORTGAGE CORPORATION (POW)
LEAL, ROXANNE
112 GRANVILLE COURT, JARRELL, TX 76537

VA 49-49-6-1547346
Firm File Number: 23-040488

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 26, 2021, ROXANNE MARIE LEAL AND WILLIAM MICHAEL STROE-PATTERSON, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LENNAR MORTGAGE, LLC FKA EAGLE HOME MORTGAGE, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WILLIAMSON** COUNTY, TX and is recorded under Clerk's File/Instrument Number 2021030265, to which reference is herein made for all purposes.

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 said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, December 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WILLIAMSON** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Williamson, State of Texas:

LOT 15, BLOCK G, BAILEY PARK PHASE IV, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2020014010, MAP RECORDS OF WILLIAMSON COUNTY, TEXAS.

Property Address:	112 GRANVILLE COURT JARRELL, TX 76537
Mortgage Servicer:	PHH MORTGAGE CORPORATION
Mortgagee:	THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES 1661 WORTHINGTON ROAD SUITE 100 WEST PALM BEACH, FL 33409

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE
Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day September 18, 2025.

By: _____
Ronny George
Texas Bar No. 24123104
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Texas Bar No. 24027905
Kathryn Dahlin
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Attorneys for The Secretary of Veterans Affairs, an officer of the United States

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 military service to the sender of this notice immediately.