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at 1:02 FILED o'clock

MIDWEST LOAN SERVICES (MLS)
ANDERSON, CHARLES
2540 GREY MOUNTAIN PASS, LEANDER, TX 78641

CONVENTIONAL
Firm File Number: 25-043316

OCT 02 2025

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 31, 2020, CHARLES GREGG ANDERSON AND ERIKA ANDERSON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSITY FEDERAL CREDIT UNION 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 2020010340, 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 19, BLOCK A, GREATWOOD SUBDIVISION PHASE 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2017027462, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND AS CORRECTED IN DOCUMENT NO. 2017114571, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Property Address: 2540 GREY MOUNTAIN PASS
LEANDER, TX 78641
Mortgage Servicer: MIDWEST LOAN SERVICES
Mortgagee: UNIVERSITY FEDERAL CU
400 QUINCY ST.
6TH FLOOR
HANCOCK, MI 49930

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 and Sharlet Watts
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day September 30, 2025.

By: 
Ronny George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165

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Attorneys for UNIVERSITY FEDERAL CU

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.