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at 2:54 FILED P o'clock M

26-448664

OCT 22 2026

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: April 23, 2021	Original Mortgagor/Grantor: Edward Hinojosa
Original Beneficiary / Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Great Plains National Bank., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: N/A Page: N/A Instrument No: 2021061585	Property County: WILLIAMSON
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Boulevard Dallas, TX 75019

* 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.

Secures: Note in the original principal amount of \$488,000.00, executed by Edward Hinojosa and payable to the order of Lender.

Property Address/Mailing Address: 601 W 17TH ST, GEORGETOWN, TX 78626-6623

Legal Description of Property to be Sold: A 0.2177 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS BEING KNOWN AS A PORTION OF OUTLOT 24, DIVISION A, HART'S ADDITION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 88, PAGE 640, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED 0.2176 ACRE TRACT AS DESCRIBED IN A DEED TO MIKE P. BERENS AND LYNN M. BERENS, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2014000563, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSEC.ON OF THE WESTERLY RIGHT-OF-WAY LINE OF HART ST. AND THE NORTHERLY RIGHT-OF-WAY LINE OF W. 17TH ST. FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHERLY R.O.W. LINE OF SAID W 17TH ST., SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 88°39'41" WEST, A DISTANCE OF 78.97 FEET (CALLED SOUTH 88°35'50" WEST, A DISTANCE OF 79.00 FEET) TO A 1/2" IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT KNOWN AS A POR.ON OF OUTLOTS 24 AND 25, DIVISION "A", AS DESCRIBED IN A DEED TO BESSIE LEE LANGDON F/K/A BESSIE LEE MILLER IN DOC. NO. 2006008922, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE INTO AND ACROSS SAID OUTLOT 24, SAME BEING ALONG THE EAST LINE OF SAID LANGDON TRACT, AND BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, NORTH 02°31'38" WEST, A DISTANCE OF 120.00 FEET (CALLED NORTH 02°35'29" WEST, A DISTANCE OF 120.00 FEET) TO A POINT OF REFERENCE LOCATED NORTH 52°20'09" WEST, A DISTANCE OF 0.92



FEET FROM A FENCE POST FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 2, SAID HART'S ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, NORTH 88°30'25" EAST, A DISTANCE OF 78.96 FEET (CALLED NORTH 88°35'50" EAST, A DISTANCE OF 79.00 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, AND BEING A POINT ON THE WESTERLY R.O.W. LINE OF SAID HART ST.;

THENCE ALONG SAID R.O.W., SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 02°32'00" EAST, A DISTANCE OF 120.21 FEET (CALLED SOUTH 02°35'29" EAST, A DISTANCE OF 120.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.2177 ACRES, MORE OR LESS..

Date of Sale: December 01, 2026	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

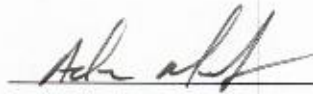
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala Jr., whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala Jr., whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala Jr., whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink, appearing to read "Adriana", is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala
Jr OR Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112