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at 2:41 FILED o'clock P M

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County Clerk, Williamson Co., TX

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(To be Recorded)

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.

DEED OF TRUST INFORMATION:

Date:	September 8, 2020
Grantor(s):	Kristian Baldivia
Original Mortgagee:	Veritas Enterprises, LLC, a Texas limited liability company
Original Principal:	$202,495.00
Recording Information:	Instrument No. 2020109832
Property:	(See Attached Exhibit "A")
Reported Address:	1402 Sloan St. Taylor, Texas 76574

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:	Veritas Enterprises, LLC, a Texas limited liability company
Mortgage Servicer:	Veritas Enterprises, LLC, a Texas limited liability company
Current Beneficiary:	Veritas Enterprises, LLC, a Texas limited liability company
Mortgage Servicer Address:	2995 Dawn Drive, Suite 106, Georgetown, TX 78628

SALE INFORMATION:

Date of Sale:	Tuesday, the 1st day of December, 2026
Time of Sale:	10:00 AM or within three hours thereafter.
Place of Sale:	AT THE WILLIAMSON COUNTY JUSTICE CENTER at 405 MLK Street, Georgetown, Texas 78626 at the northeast lower level / basement door, or, if the preceding area is no longer the designated area, at the area most recently designated by the Williamson County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee, Kenneth Chestnut, has been appointed and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

2. Kenneth Chestnut, as Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Trustee(s): Kenneth Chestnut.
Trustee Address: 1620 Red Bud Lane, Suite 102, Round Rock. Texas 78664

Document Prepared by:
Sarabia Chestnut PLLC
1620 Red Bud Lane, Suite 102, Round Rock, Texas 78664
AS ATTORNEY FOR THE HEREIN IDENTIFIED MORTGAGEE AND/OR MORTGAGE SERVICER

Certificate of Posting

I am Kenneth Chestnut, whose address is 1620 Red Bud Lane, Suite 102, Round Rock, Texas 78664. I declare under penalty of perjury that on November 9, 2026, 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 Court.

By: _____
Kenneth Chestnut

Exhibit "A"

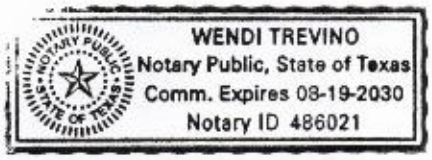
DESCRIPTION OF A TRACT OF LAND BEING PART OF LOTS 7 AND 8, BLOCK "C", ROBERTSON & BLANDS ADDITION TO THE CITY OF TAYLOR, A SUBDIVISION RECORDED IN VOLUME 56, PAGE 348 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED THE SOUTH ONE-HALF OF LOTS 7 AND 8 AS CONVEYED TO DAVID CAMPBELL BY DEED RECORDED IN DOCUMENT NO. 2004096790 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. HOWEVER, THE SOUTHERLY PART OF THE EAST 3.1 FEET OF LOT 8, ALONGWITH THE SOUTHERLY PART OF LOTS 9 AND 10 WAS CONVEYED TO RUBEN M. AND MARY J. PEREZ BY DEED RECORDED IN VOLUME 1511, PAGE 204 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the northerly right-of-way line of Prather Street and the easterly right-of-way line of Sloan Street, for the southwest corner of Lot 7 and the tract herein described; THENCE, along the easterly right-of-way line of Sloan Street and the westerly line of Lot 7, S 18°59'58"W, a distance of 71.00 FEET to a 1/2" iron rod found at the southwest corner of a tract of land conveyed to Vernon L. and Kathryn A. Bell by deed recorded in Volume 2335, Page 552 of the Official Records of Williamson County, Texas, for the northwest corner of the tract herein described and from which a WI iron rod found bears N 83°15'18"E, a distance of 5.91 FEET; THENCE, departing the easterly right-of-way line of Sloan Street and crossing Lot 7 and into Lot 8 with the southerly line of said Bell tract and a tract of land conveyed to Thomas J. Nemec and Theresa L. McLaughlin by deed recorded in Volume 1807, Page 49 of the Official Records ofWilliamson County, Texas, N 70°5911"E, a distance of 100.00 FEET to a 1/2" iron rod found on the westerly line of the aforementioned Perez tract, for the northeast corner of the tract herein described; THENCE, departing the southerly line of said Nemec and McLaughlin tract and continuing across Lot 8 with the westerly line of said Perez tract, S 19°00'00"E, a distance of 71.00 FEET to a 1/2" iron rod found on the northerly right-of-way line of Prather Street, at the southwest corner of said Perez tract, for the southeast corner of the tract herein described and from which a 1/2" iron pipe found at the southeast corner of Block "C" bears N 71°00'01"E, a distance of 208.72 FEET;
THENCE, along the northerly right-of-way line of Prather Street and the southerly line of Lot 8 and Lot 7, S 70°59'56"W, a distance of 100.00 FEET to the POINT OF BEGINNING.

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this 9th day of November 2026, by Kenneth Chestnut, Trustee, who, if not a trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 9th of November 2026.



Wendi

Notary Public for the State of Texas
My commission expires: 8/19/2030

After Recording Return
Sarabia Chestnut PLLC
1620 Red Bud Lane, Suite 102
Round Rock, Texas 78664