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at 12:27 o'clock P M

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Nancy E. Ruter

NOTICE OF SUBSTITUTE TRUSTEE'S SALE County Clerk, Williamson Co., TX

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. **Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Deed of Trust:

Date: November 13, 2020

Grantor(s): Oscar Salgado

Recorded In: Document No. 2020143348, Williamson County, Texas

Property: Lot 12, FINAL PLAT OF HILLSIDE AT COUPLAND – UNIT 2, a subdivision in Williamson County, Texas, according to the map or plat of record in Document 2020122500, Official Public Records of Williamson County, Texas, commonly known as 473 County Road 461, Coupland, Texas 78615 (the "Property").

Lender: Texas Veterans Properties, LLC ("TVP")

Property to Be Sold:

Property described above; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Information regarding the public sale to be held:

Substitute Trustee: Noel Stout, Substitute Trustee

Appointed by written instrument in Document No. 2025000918, Williamson County, Texas.

Date of Sale: February 4, 2025, being the first Tuesday in said month.

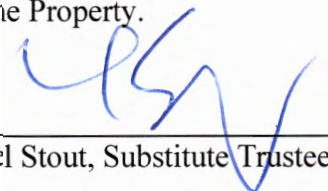
Time of Sale: The sale will begin at 10:00 AM or not later than three hours after that

Place of Sale: Williamson County, Texas at the following location: The northeast basement door in the new addition to the Williamson County Justice Center or as designated by the County Commissioners.

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default TVP appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor TVP make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



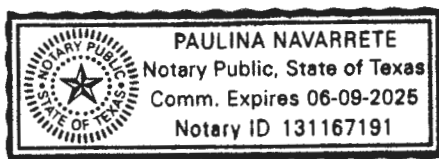
Noel Stout, Substitute Trustee


ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on January 7th PM, 2025, by Noel Stout, in his capacity as Substitute Trustee





Notary Public, in and for the State of Texas

(Personalized Seal)