

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 12, 2012, MARK G HUDSON AND JULIE A HUDSON, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to KAREN MAWYER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2012080839 in the DEED OF TRUST OR REAL PROPERTY RECORDS of WILLIAMSON COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 4, 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, I will sell said Real Estate at Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 in **WILLIAMSON COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: LOT 1, BLOCK D, WOOD GLEN SECTION I, PHASE II, WILLIAMSON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET N, SLIDE(S) 327, OF THE MAP AND/OR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Property Address: 2231 FALKIRK DR, ROUND ROCK, TX 78681
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 9th day of January, 2025

Angela Zavala

at 2:34 **FILED** o'clock PM
JAN 09 2025
Nancy E. Ruter **AF**
County Clerk, Williamson Co., TX

David Ackel, Travis Kaddatz, Colette Mayers,
Thomas Gilbraith, C Jason Spence, Mike Hanley,
Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet
Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton,
Daniel McQuade, Jacqueline Hughes, Daniel Linker,
Daniel Murphy, Auction.com, Angela Zavala,
Michelle Jones, Richard Zavala, Jr., Sharlet Watts,
Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

9:48 FILED
at o'clock A M

NOV 18 2024

CAUSE NO. 24-1535-C368

Lina David
District Clerk, Williamson Co., TX.

In Re: Order of Foreclosure Concerning
2231 FALKIRK DR
ROUND ROCK, TX 78681
Under Tex. R. Civ. P. 736

IN THE DISTRICT COURT

Petitioner:

Nationstar Mortgage LLC

WILLIAMSON COUNTY, TEXAS

Respondent(s):

MARK G HUDSON
JULIE A HUDSON

368th JUDICIAL DISTRICT

ORDER FOR FORECLOSURE

On this date the Court considered the Tex. R. Civ. P. 736 Application for Order Permitting Foreclosure of Lien Created Under Texas Constitution Article XVI, §50a(6) ("Application") of Nationstar Mortgage LLC ("Petitioner"), its successors in interest and assigns. The Court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. The Court finds the following:

1. This is an in rem proceeding;
2. The Petitioner has satisfied the requirements of Tex. R. Civ. P. 736.1(d)(3) and established that:
 - (a) A debt exists which is secured by a lien created under Tex. Const. Art. XVI §50a(6) for a home equity loan;
 - (b) The beneficiary of the security instrument and the party authorized to enforce the terms therein is for Nationstar Mortgage LLC;
 - (c) Party(s) obligated to pay the lien: MARK G HUDSON and JULIE A HUDSON.
 - (d) Party(s) who is(are) mortgagor(s) of the lien sought to be foreclosed but is not a maker of or assumer of the underlying debt: N/A
 - (e) The requisite notices to cure the default and accelerate the maturity of the debt under the security instrument, Tex. Prop. Code §51.002, and applicable law have been given to each person, and the opportunity to cure has expired; and
 - (f) Prior to filing the Application, all actions required by applicable law and the lien sought to be foreclosed have been performed.

Envelope# 92227430



3. The mailing address of the property sought to be foreclosed is 2231 FALKIRK DR, ROUND ROCK, TX 78681 ("Property"), and is more particularly described, to-wit:

LOT 1, BLOCK D, WOOD GLEN SECTION I, PHASE II, WILLIAMSON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET N, SLIDE(S) 327, OF THE MAP AND/OR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

4. Respondents, MARK G HUDSON and JULIE A HUDSON, are subject to this Order, and according to the Petitioner's records, their last known address is 2231 FALKIRK DR, ROUND ROCK, TX 78681.

5. The Security Instrument encumbering the Property is recorded in the official real property records of WILLIAMSON County, Texas under County Clerk Number: 2012080839, where all or part of the property is located.

The Court further finds that the Application complies with Tex. R. Civ. P. 736; that the Application has been properly served in accordance with Tex. R. Civ. P. 736.3; that in accordance with Tex. R. Civ. P. 736.7(c), the required Return of Service has been on file with the clerk of the Court for at least 10 days, exclusive of the filing date, except that, if service by certified mail is unsuccessful, the return of service need not contain a return receipt as stated by Tex. R. Civ. P. 736.3(b)(2).

THE COURT THEREFORE GRANTS Petitioner's Application for Expedited Foreclosure Order Under Rule 736 on a Home Equity Loan or Home Equity Line of Credit under Tex. Const. art. XVI, §50a(6).

IT IS THEREFORE ORDERED that Petitioner may proceed with a foreclosure sale of the lien on the Property under the terms of the security instrument and Texas Property Code §51.002.

IT IS FURTHER ORDERED that Petitioner shall send Respondents a copy of this signed Order with the notice of foreclosure sale sent to Respondents.



IT IS FURTHER ORDERED that if Respondents are represented by counsel, Petitioner shall, by certified mail, send Respondents' attorney(s) notice of the foreclosure sale date.

IT IS FURTHER ORDERED that Petitioner may communicate with Respondents and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED this 18th day of November, 2024.


JUDGE PRESIDING

Approved as to Form and Content:

MARINOSCI LAW GROUP, P.C.

By: /s/ Christopher K. Baxter

Christopher K. Baxter

State Bar No.: 90001747

16415 Addison Road, Suite 725

Addison, TX 75001

Telephone: (972) 331-2300

Facsimile: (972) 331-5240

Email: cbaxter@mlg-defaultlaw.com

Attorney for Petitioner



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024092736

ORDER Fee: \$37.00
11/20/2024 01:46 PM OSALINAS



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

STATE OF TEXAS
COUNTY OF WILLIAMSON
CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL IN MY CUSTODY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
DATE November 20 AD, 2024



LISA DAVID
DISTRICT CLERK OF WILLIAMSON COUNTY

BY *[Signature]* DEPUTY

Gordon Tolbert
call for Pickup
210-325-5252

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