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FILED  
at 10:38 o'clock A M

**Notice of Substitute Trustee's Sale**

JAN 12 2026

*Nancy E. Rister*  
County Clerk, Williamson Co., TX

Date: January 12, 2026

Substitute Trustee  
(whether one or more): TAYLOR C. FITZNER

Substitute Trustee's Mailing Address: 15 North Main Street, Temple, Texas 76501 (Bell County)

Substitute Trustee's Telephone Number: (254) 743-7322

Lender/Note Holder  
(whether one or more): JAY ALAN LANSDALE

Note:

Date: December 20, 2018

Original Principal Amount: \$223,904.00

Maker  
(whether one or more): **NADIA YAZZMIN MARTINEZ**

Original Lender  
(whether one or more): LANSDALE AUTOMOTIVE, INC.,  
a Texas corporation

Deed of Trust:

Date: December 20, 2018

Grantor  
(whether one or more): NADIA YAZZMIN MARTINEZ

Lender  
(whether one or more): LANSDALE AUTOMOTIVE, INC.,  
a Texas corporation

Recording Information: Document Number 2018112073, of the Official Public  
Records of Williamson County, Texas

Transfer of Note and Lien:

Date: March 31, 2025,

Transferor  
(whether one or more): LANSDALE AUTOMOTIVE, INC.,  
a Texas corporation

Transferee  
(whether one or more): JAY ALAN LANSDALE

Recording Information: Document Number 2025025071, of the Official Public  
Records of Williamson County, Texas.

Property: **A 38.814 Acre Tract of Land situated in Williamson County, Texas,** and being out of and a part of the James Ware Survey, Abstract No. 645, and being all of that certain tract of land conveyed to Iron Harbor Properties, Ltd. from Bertie Lee Robinson and Virginia Robinson, dated August 24, 1999, Recorded in Document No. 199958106, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds in that certain Deed of Trust, dated December 20, 2018, from Nadia Yazzmin Martinez, as Grantor, and Lansdale Automotive, Inc., as Beneficiary, duly recorded in Document No. 2018112073, Official Public Records of Williamson County, Texas, commonly known as 1985 CR 223, Florence, Texas 76527.

County: WILLIAMSON

Notice of Substitute Trustee Sale

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Date of Sale: (first Tuesday of month): FEBRUARY 3, 2026

Time of Sale: 1:00 p.m., or within 3 hours thereafter

Place of Sale: Northeast side of the Justice Center Annex at 405 Martin Luther King, Georgetown, Texas, 78626 or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust allows Lender to remove the trustee and appoint a Substitute Trustee. Lender removed the present trustee and appointed Substitute Trustee as the trustee under the Deed of Trust. Lender directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the foreclosure sale will occur is the Time of Sale, and the foreclosure sale will be conducted no later than 3 hours thereafter.

Prior to the foreclosure sale, Lender is permitted to postpone or withdraw or reschedule the foreclosure sale for another day. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. In addition, Lender is permitted to appoint another person as Substitute Trustee to conduct the foreclosure sale.

**To Maker and Obligor of the Note: 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.**

**THIS INSTRUMENT APPOINTS THE SUSTITUTE TRUSTEE 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.**

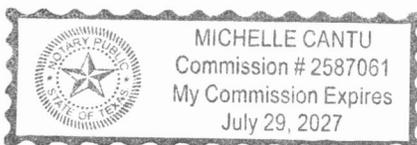


TAYLOR C. FITZNER, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on January 12, 2026, by Taylor C. Fitzner, Substitute Trustee, in his capacity as Substitute Trustee.



  
Notary Public, State of Texas