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NOTICE OF FORECLOSURE SALE

January 13, 2025

Deed of Trust ("Deed of Trust"):

Dated: September 24, 2020

Grantor: Nicholaus L. Mokry

Trustee: Merlin Lester

Lender: Alisha Joyce Noel

Lender's
Address: 908 N. 5th
Alpine, Texas 79830

Recorded in: Document No.2020116134, of the Official Public Records
of Williamson County, Texas

Property Address: 402 4th Street East
Taylor, Williamson County, Texas 76574

Legal Description: Lots 6 and 7, Block 46, of the Original Townsite of
the City of Taylor, as recorded in Cabinet A, Slide
186, Plat Records of Williamson County, Texas.

Secures: Real Estate Lien Note ("Note") in the original
principal amount of \$145,000.00, executed by
Nicholaus L. Mokry ("Borrower") and payable to
the order of Lender Alisha Joyce Noel and all other
indebtedness of Borrower to Lender

Substitute Trustee: Ted W. Hejl

Foreclosure Sale:

Date: Tuesday, February 4, 2025

at 1:31 o'clock P M
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JAN 31 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.**

Place: THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUST CENTER AT 405 MLK STREET, GEORGETOWN, TEXAS, OR AS DESIGNATED BY THE COMMISSIONS COURT.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to

determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute Trustee.

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 SUBSTITUTE 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.



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SUBSTITUTE TRUSTEE