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NOTICE OF SUBSTITUTE TRUSTEE'S SALEDATE, TIME, PLACE OF SALE:

**Date:** Tuesday, the 4<sup>th</sup> day of February, 2025  
**Time:** 10:00 am or not later than three hours after that time  
**Place:** OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

TERMS OF SALE: CASHDEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

**Date:** May 15, 2023  
**Grantor(s):** Rebound Ventures, LLC  
**Original Mortgagee:** Velocity Commercial Capital, LLC  
**Original Principal:** \$254,250.00  
**Recording Information:** Deed Inst. # 2023039877  
**Current Mortgagee/Beneficiary:** Velocity Commercial Capital Loan Trust 2023-RTL1  
**Secures:** Term Note (the "Note") in the original principal amount of \$254,250.00 and all obligations contained therein. All sums secured by the Deed of Trust, (the "Deed of Trust") have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

244 FILED P M  
 at 2:44 o'clock  
 JAN 31 2025 mg  
 Nancy E. Rister  
 County Clerk, Williamson Co., TX

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, amended, corrected and/or extended.

PROPERTY TO BE SOLD:

**Property County:** Williamson  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 316 Flinn Street, Hutto, Texas 78634  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Master Mortgage Servicer:** Velocity Commercial Capital, LLC  
**Mortgage Servicer Address:** 30699 Russell Ranch Rd., Ste. 295, Westlake Village, CA 91362

24-01484TX

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SUBSTITUTE TRUSTEE(S): Virgil Jordan, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts, or any.

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Dr., Ste. 780, Irving, TX 75038

DOCUMENT PREPARED BY:  
McCalla Raymer Leibert Pierce, LLC  
1320 Greenway Drive, Ste. 780, Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Angela Zavala whose address is 1320 Greenway #780 Irving, TX. I declare under penalty perjury that 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.

Return to: [Jay.Jordan@mccalla.com](mailto:Jay.Jordan@mccalla.com) or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

**EXHIBIT "A"**

Lot 9, Block U, HUTTOPARKE SECTION 6, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet BB, Slide 230, Plat Records of Williamson County, Texas.