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FILED
at 1:54 o'clock P M
DEC 15 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of February, 2026
Time: 10:00 AM or not later than three hours after that time
Place: AT "At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Williamson County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 12, 2020
Grantor(s): John Muntean, A Single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns
Original Principal: \$212,087.00
Recording Information: Deed Inst.# 2020049521,
Current Mortgagee/Beneficiary: Data Mortgage, Inc. dba Essex Mortgage
Secures: The Promissory Note (the "Note") in the original principal amount of \$212,087.00 and all obligations contained therein. All sums secured by 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.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Williamson
Property Description: (See Attached Exhibit "A")
Property Address: 102 Patricks Aly, Liberty Hill, TX 78642
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:

Mortgage Servicer: Data Mortgage, Inc. dba Essex Mortgage
Mortgage Servicer Address: 1417 N. Magnolia Ave., Ocala, FL 34475

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for Data Mortgage, Inc. dba Essex Mortgage

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038

AS ATTORNEY FOR THE HEREIN

IDENTIFIED MORTGAGEE AND/OR

MORTGAGE SERVICER

I am Angela Zavala **Certificate of Posting** 1320 Greenway # 780
whose address is Irving, Tx. I declare
under penalty perjury that 12/15/25 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: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Legal Description of Land

Being 0.504 of an acre tract of land out of Henry Fields Survey, Abstract No. 233, in the Town of Liberty Hill, Williamson County, Texas, said land also being that certain called 0.50 acre tract of land conveyed by General Warranty Deed from John D. VanCamp and Patricia Michael to Greg Blue and Linda Blue, recorded in Volume 2549, Page 495, Official Records of Williamson County, Texas, said 0.504 of an acre tract being more particularly described by metes and bounds as follows:

Beginning Point being the base of a 1/2" bent iron rod found on the south side of a large Live Oak tree at a point in the north right-of-way line of Patrick's Alley, from which a 1/2" iron rod found bears S 69° 21' 24" W a distance of 155.09 feet to the intersection of the east right-of-way line of Hickman Street, said Beginning Point also being the southeast corner of that certain Rachel Zorn called 0.318 acre tract of land, recorded in Document No. 2018088017, Official Public Records of Williamson County, Texas, for the southwest corner and Point of Beginning hereof;

Thence, leaving said right-of-way line of Patrick's Alley with the east line of said Zorn tract N 25° 57' 17" W a distance of 83.82 feet to a 1/2" iron rod found at the northeast corner of said Zorn tract, also being the southeast corner of that certain Liberty Hill United Methodist Church called 0.28 acre tract of land, recorded in Document No. 2009072412, Official Public Records of Williamson County, Texas, for an angle point in the west line hereof;

Thence, with the east line of said 0.28 acre Church tract N 26° 19' 45" W a distance of 129.66 feet to a 1/2" iron rod with i.d. cap stamped "R.P.I.S. 5793" set at a point in the south line of that certain Liberty Hill United Methodist Church called 1.42 acres tract of land, recorded in Document No. 2003038816, Official Public Records of Williamson County, Texas, for the northwest corner hereof;

Thence, with a portion of said south line of 1.42 acres tract N 70° 20' 00" E a distance of 117.64 feet to a 1/2" iron rod found at a point in said line at the northwest corner of that certain Tracey A. Wiggers called 2.37 acres tract of land, recorded in Volume 2355, Page 490, Official Records of Williamson County, Texas, for the northeast corner hereof;

Thence, leaving aforementioned line with a portion of the west line of said 2.37 acres tract S 18° 45' 52" E a distance of 211.82 feet to a 1/2" iron rod found at a point in said line, for the southeast corner hereof;

Thence, leaving aforementioned line S 70° 08' 32" West a distance of 90.08 feet to the point of beginning hereof and containing 0.504 of an acre of land, more or less.