

FILED
at 10:46 o'clock AM
DEC 04 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

NOTICE OF FORECLOSURE 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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: BEING A 1.00 ACRE TRACT OF LAND SITUATED IN THE P.J. MAHAN SURVEY, ABSTRACT NO. 451, WILLIAMSON COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 6.99 ACRE TRACT OF LAND CONVEYED BY DEED TO TERRY ALAN ROHLACK AND WIFE, LESLIE ROHLACK OF RECORD IN DOCUMENT NO. 1999883297 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SURVEYED ON THE GROUND IN THE MONTH OF DECEMBER, 2003 UNDER THE SUPERVISION OF R. T. MAGNESS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON SPIKE SET IN THE SOUTH LINE OF SAID 6.99 ACRE ROHLACK TRACT OF LAND FOR THE MOST SOUTHERLY SOUTHEAST CORNER HEREOF, SALD CORNER BEING SOUTH 19 DEGREES 00 MINUTES WEST 78.45 FEET FROM IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF SAID 6.99 ACRE ROHLACK TRACT OF LAND;

THENCE SOUTH 71 DEGREES 00 MINUTES WEST 176.71 FEET WITH SAID SOUTH LINE TO IRON SPIKE SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 55 DEGREES 35 MINUTES WEST 215.69 FEET LEAVING SAID SOUTH LINE TO IRON SPIKE SET FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT OF LAND NORTH 34 DEGREES 25 MINUTES EAST 335.00 TO IRON SPIKE SET, NORTH 40 DEGREES 31 MINUTES 55 SECONDS EAST 61.71 FEET TO IRON SPIKE SET AND NORTH 51 DEGREES 16 MINUTES 35 SECONDS EAST 62.37 FEET TO IRON SPIKE SET IN THE WEST LINE OF COUNTY ROAD NO. 421 FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 19 DEGREES 22 MINUTES 45 SECONDS EAST 25.09 FEET WITH SAID WEST LINE OF COUNTY ROAD NO. 421 TO IRON SPIKE SET FOR THE MOST NORTHERLY SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH SIDE OF EXISTING DRIVEWAY SOUTH 56 DEGREES 34 MINUTES 50 SECONDS WEST 54.53 FEET TO IRON SPIKE SET, SOUTH 41 DEGREES 49 MINUTES 40 SECONDS WEST 60.30 FEET TO IRON SPIKE SET AND SOUTH 34 DEGREES 25 MINUTES WEST 189.04 FEET TO IRON PIN SET FOR AN INNER CORNER HEREOF;

THENCE SOUTH 55 DEGREES 35 MINUTES EAST 304.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/21/2023 and recorded in Document 2023015608 real property records of Williamson County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 02/03/2026

Time: 11:00 AM

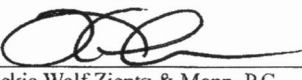
Place: Williamson County, Texas at the following location: AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; OR, AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by TERRY ALAN ROHLACK, provides that it secures the payment of the indebtedness in the original principal amount of \$660,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed 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 Court.