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FILED at 11:47 o'clock A M
NOV 09 2026
26-017275
Nancy E. Rister
County Clerk, Williamson Co., TX

73 Churchill Farms Dr, Georgetown, TX 78626

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.

1. **Date, Time, and Place of Sale.**

Date:	01/05/2027
Time:	Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.
Place:	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 Commissioners Court

2. **Terms of Sale**. Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 9, 2015 and recorded in the real property records of Williamson County, TX under Clerk's Instrument No. 2015099605 with Barry L. Mitchell and Sofie Mitchell (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Gardner Financial Services LTD., dba Legacy Mutual Mortgage, its successors and assigns (mortgagee) to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Barry L. Mitchell and Sofie Mitchell, securing the payment of the indebtedness in the original amount of $240,738.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Veterans Land Board of the State of Texas is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** LOT 9, BLOCK D, HIGHCREST MEADOW, SECTION 1, AN ADDITION IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2014035653, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Rocket Mortgage, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

The Veterans Land Board of the State of Texas
1700 N. Congress
Austin, TX 78701

7. **Substitute Trustee(s) Appointed to Conduct Sale**. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq., Lori Long, Esq., Jonathan D. Sawyer, Esq., OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or XOME Inc, NFPDS-TX LLC and Tejas Corporate Services LLC, or Abstracts/Trustees of Texas, LLC, or Tejas Corporate Services, LLC OR Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala JR, as 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.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at:
https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs

November 5, 2026
Executed on

/s/ Lori Liane Long
James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Lori Liane Long, Esq.
Jonathan Sawyer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

November, 9, 2026
Executed on

Angela Zavala
SUBSTITUTE TRUSTEE
Agency Sales & Posting LLC, or AUCTION.COM LLC, or Tejas Corporate Services, LLC
7500 Dallas Pkwy #200, Plano, TX 75024

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is 7500 Dallas Pkwy #200, Plano, TX 75024. I declare under penalty of perjury that on November, 9, 2026 I filed at the office of the Williamson County Clerk and caused to be posted at the Williamson County courthouse this notice of sale.

Angela Zavala
Declarant's Name: Angela Zavala
Date: November, 9, 2026