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at 1:33 FILED o'clock P M

NOV 12 2026

Nancy E. Rister
County Clerk, Williamson Co., TX

C&M No. 44-26-01725/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 13, 2016 and recorded under Clerk's File No. 2016041680, in the real property records of WILLIAMSON County Texas, with Sean Reuschel and Brandi A. Reuschel, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for PrimeWest Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Sean Reuschel and Brandi A. Reuschel, husband and wife securing payment of the indebtedness in the original principal amount of $169,100.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Sean Reuschel and Brandi A. Reuschel. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:
FIELD NOTE DESCRIPTION FOR A 0.654 ACRE TRACT OF LAND:
BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE W. P. REESE SURVEY, ABSTRACT NO. 523, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO BIGON VENTURES, LLC FROM MS. CHARLOTTE CELESTE BEHRENS, RECORDED IN DOCUMENT NO. 2016012272, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 01/05/2027 **Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: **The place of the sale shall be: WILLIAMSON** County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala JR, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 11/11/2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Angela Zavala

Printed Name: Angela Zavala

C&M No. 44-26-01725

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COMMENCING at an iron rod found in the north right of way line of F. M. 970, for the Southeast corner of that certain tract of land conveyed to Robert C. Lake from Beaudrae Nunn, recorded in Document No. 2015102090, Official Public Records of Williamson County, Texas, for the Southwest corner of the said Bigon Ventures tract, and for the Southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the east line of the said Lake tract and the west line of the said Bigon Ventures tract, North 18°55'14" West, a distance of 196.13 feet to an iron rod found in a south line of that certain tract of land conveyed to Texas Twosome, Inc. from Valerie Juster and husband Mark Juster, for the Northeast corner of the said Lake tract, for the Northwest corner of the said Bigon Ventures tract, and for the Northwest corner of this tract;

THENCE with a south line of the said Texas Twosome tract and the north line of the said Bigon Ventures tract, North 68°28'10" East, a distance of 141.24 feet to an iron rod found, for an interior corner of the said Texas Twosome tract, for the Northeast corner of the said Bigon Ventures tract, and for the Northeast corner of this tract;

THENCE with a west line of the said Texas Twosome tract and the east line of the said Bigon Ventures tract, South 21°13'00" East, a distance of 196.32 feet to a calculated point in the north right of way line of said F. M. 970, for an exterior corner of the said Texas Twosome tract, for the Southeast corner of the said Bigon Ventures tract, and for the Southeast corner of this tract;

THENCE with the north right of way line of said F. M. 970 and the south line of the said Bigon Ventures tract, South 68°37'15" West, at a distance of 8.00 feet pass an iron rod found, in all a total distance of 149.10 feet to the POINT OF BEGINNING, containing 0.654 acres of land, more or less.