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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.

5965-944

## NOTICE OF FORECLOSURE SALE

**1 THE PROPERTY TO BE SOLD**  
COMMONLY KNOWN AS

2801 FM 1105, GEORGETOWN, TEXAS 78626

LEGAL DESCRIPTION

SEE EXHIBIT A.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**  
RECORDED IN REAL PROPERTY RECORDS OF  
WILLIAMSON COUNTY

RECORDED ON  
JULY 2, 2002

UNDER DOCUMENT#  
2002050130

**3 THE SALE IS SCHEDULED TO BE HELD**  
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

DATE  
JANUARY 2, 2024

TIME  
10:00 AM - 1:00 PM

### 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 § 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.

### OBLIGATIONS SECURED

The Deed of Trust executed by SELMA TEINERT aka SALLY TEINERT, provides that it secures the payment of the indebtedness in the original principal amount of \$120,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgagor, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**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.**

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 the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WATTS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD MCCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

FILED FOR RECORD

### ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton  
Richard McCutcheon

NOV 02 2023

*Nancy E. Kuster*  
County Clerk, Williamson Co., TX

*Branch M. Sheppard*  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

### CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED \_\_\_\_\_

NAME \_\_\_\_\_

TRUSTEE



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5965-944

**EXHIBIT A - LEGAL DESCRIPTION  
for 2801 FM 1105, Georgetown, Texas 78626**

0.799 ACRE OF LAND OUT OF THE B.A.M. THOMAS SURVEY, ABSTRACT NO. 618, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT SAME 3.14 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 511, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.799 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND PART OF THE B.A.M. THOMAS SURVEY, ABSTRACT NO. 618 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING OUT OF AND PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO SELMA TEINERT IN VOLUME 511, PAGE 472 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING 0.799 OF AN ACRE OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON PIN FOUND IN THE SOUTHERLY LINE OF SAID TEINERT TRACT, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 1105 AND SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO G. SEAMAN IN DOCUMENT #9848052 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING,

THENCE, N22°59'44"W, WITH THE EASTERLY LINE OF SAID SEAMAN TRACT, 166.81 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF AN ABANDONED ROADWAY FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N69°54'36"E, WITH SAID SOUTHERLY LINE OF AN ABANDONED ROADWAY, 281.91 FEET TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S22°59'44"E, 80.49 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. 1105 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S52°39'13"W, WITH SAID F.M. 1105 RIGHT-OF-WAY, 290.62 FEET TO THE POINT OF BEGINNING, CONTAINING 0.799 OF AN ACRE OF LAND.

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED NOV 02 2023

NAME Angela Zavala

Angela Zavala TRUSTEE