

NOV 20 2025

25-03689

216 FREDERICK DR, GEORGETOWN, TX 78626

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

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT 24, BLOCK X, OF KASPER, SECTION 7, A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN DOCUMENT NO. 2019007294, OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 26, 2020 and recorded on June 30, 2020 at Instrument Number
2020070531 in the real property records of WILLIAMSON County, Texas, which
contains a power of sale.

Sale Information: January 6, 2026, at 10:00 AM, or not later than three hours thereafter, at the northeast
basement door in the new addition to the Williamson County Justice Center, or as
designated by the County Commissioners Court.

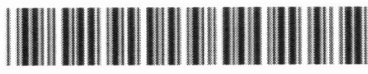
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code
section 51.009, the Property will be sold as is, without any expressed or implied
warranties, except as to warranties of title, and will be acquired by the purchaser at its
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee
reserves the right to set additional, reasonable conditions for conducting the sale and will
announce the conditions before bidding is opened for the first sale of the day held by the
substitute trustee.

Obligation Secured: The Deed of Trust executed by JUAN V MARAVILLA AND PRISCILLA K
MARAVILLA secures the repayment of a Note dated June 26, 2020 in the amount of
\$234,165.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o TX - M & T
BANK, One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current mortgagee of
the Deed of Trust and Note and TX - M & T BANK is the current mortgage servicer for
the mortgagee. Pursuant to a servicing agreement and Texas Property Code section
51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on
its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

**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.**

**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.**



Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Angela Zavala

Substitute Trustee(s): Angela Zavala, Michelle Jones,
Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 20th day of Nov., 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).