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FILED
at 2:22 o'clock P M

OCT 31 2024

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

204 N Love Avenue, Florence, TX 76527-4024

24-025639

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: 01/07/2025

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: The area designated by the Commissioners Court of Williamson County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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 March 12, 2008 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's Instrument No. 2008019982 with Russell H. Nichols and Alicia D. Nichols (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Funding LP mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Russell H. Nichols and Alicia D. Nichols, securing the payment of the indebtedness in the original amount of \$54,150.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING 0.185 ACRE, PART OF LOT 7, BLOCK 9, TOWN OF FLORENCE, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 42, REVISED IN CABINET A, SLIDE 214, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTES FOR A TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS, IN THE CITY OF FLORENCE, OUT OF AND A PART OF THE M.J. WELLS SURVEY, ABSTRACT NO. 646, AND BEING THAT SAME TRACT DEEDED TO GREGORY BOOTON, VOLUME 2728, PAGE 393 AND BEING A PART OF LOT 7, BLOCK 9, CITY OF FLORENCE, CABINET A, SLIDE 214.

BEGINNING AT A 1" PIPE FOUND IN THE EAST MARGIN OF NORTH LOVE AVENUE FOR THE NORTHWEST CORNER OF A TRACT DEEDED TO MELISSA D. SHANNON, DOCUMENT NO. 2000074940, FOR THE SOUTHWEST CORNER OF THIS;

THENCE N19 DEGREES 00 MINUTES 20 SECONDS W 73.57 FEET (BEARING ORIGIN) TO A 1/2 INCH IRON ROD FOUND IN THE EAST MARGIN OF NORTH LOVE AVENUE FOR THE NORTHWEST CORNER OF THIS, IN THE SOUTH LINE OF A TRACT DEEDED TO EDGAR MILSTEAD, VOLUME 2033, PAGE 384, FOR THE NORTHWEST CORNER OF THIS;



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THENCE N68 DEGREES 44 MINUTES 20 SECONDS E AT 103.14 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MILSTEAD TRACT, CONTINUING FOR A TOTAL OF 108.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS, BEING IN THE WEST LINE OF A TRACT DEEDED TO CHARLES MONTGOMERY, DOCUMENT NO. 9662648;

THENCE S18 DEGREES 55 MINUTES 16 SECONDS E 75.98 FEET TO A CHAIN LINK FENCE CORNER FOR THE SOUTHEAST CORNER OF THIS, IN THE WEST LINE OF SAID MONTGOMERY TRACT AND BEING THE NORTHEAST CORNER OF SAID SHANNON TRACT;

THENCE S70 DEGREES 00 MINUTES 49 SECONDS W 107.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.185 ACRES.

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. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.
11625 N Community House Rd
Charlotte, NC 28277

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. or Carson Emmons Esq. or AWEST OR David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqualine Hughes, Daniel Linker, Daniel Murphy, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts , 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.

October 23, 2024

OCT 31 2024

Executed on

Executed on

/s/Carson Emmons

Angela Zavala

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

SUBSTITUTE TRUSTEE
~~Agency Sales & Posting~~
Angela Zavala, Michelle Jones OR AUCTION.COM
OR, Richard Zavala, Jr or Sharlet Watts
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on Oct 31, 2024 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
Declarants Name: Angela Zavala
Date: OCT 31 2024