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TS No.: 2023-01465-TX
23-000729-673

NOV 21 2023

Notice of [Substitute] Trustee Sale

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

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: 01/02/2024**Time:** The sale will begin at 11:00 AM or not later than three hours after that time

Place: Williamson County, Texas at the following location: **AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; OR, AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 20239 STILLMAN VALLEY, FLORENCE, TX 76527

2. 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 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/13/2005 and recorded 05/24/2005 in Book 5709 Page 527, real property records of Williamson County, Texas, with **LUIS B. GUASCH, A SINGLE MAN, AND EDEL T. GOITIZOLO A SINGLE MAN** grantor(s) and **LONG BEACH MORTGAGE COMPANY, A CORPORATION** as Lender, **U.S. Bank Trust Company, National Association**, as trustee, as successor-in-interest to **U.S. Bank National Association**, as Trustee, successor in interest to **Bank of America, National Association**, as Trustee, successor by merger to **LaSalle Bank National Association**, as Trustee for **SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LUIS B. GUASCH, A SINGLE MAN, AND EDEL T. GOITIZOLO A SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of \$32,400.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association**, as trustee, as successor-in-interest to **U.S. Bank National Association**, as Trustee, successor in interest to **Bank of America, National Association**, as Trustee, successor by merger to **LaSalle Bank National Association**, as Trustee for **SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** is the current mortgagee of the note and deed of trust or contract lien.

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6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Scheduled "A"LEGAL DESCRIPTION FOR A TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE W. W. NORFLEET SURVEY, ABSTRACT NO. 638, THE J.T. DENSON SURVEY, ABTRACTOR NO. 1141 AND THE R.P. GLOVER SURVEY, ABSTRACT NO. 1275, AND BEING THAT SAME 10.27 ACRE TRACT DESCRIBED IN A DEED FROM FRED EUGENE ELLIS AND WIFE, TAMMY LOVE ELLIS TO DAVID B. SNOW AND WIFE, LAURA L. SNOW RECORDED IN VOLUME 3077, PAGE 130, DEED RECORDS OF BELL COUNTY, TEXAS.BEGINNING AT A 3/8" IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF STILLMAN VALLEY ROAD BEING THE NORTHWEST CORNER OF THE BARBARA ANN MURPHY 12.00 ACRE TRACT RECORDED IN VOLUME 3092, PAGE 722 AND THE NORTHEAST CORNER OF THE 10.27 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS.THENCE WITH THE WEST LINE OF THE 12.00 ACRE TRACT AND THE EAST LINE OF THE 10.27 ACRE TRACT AS FOLLOW:S. 07 DEG. 35' 07" E., 284.73 FEET (S. 07 DEG. 35' 07" E. 284.73 FEET) TO A 3/8" IRON ROD FOUND ANDS. 25 DEG. 52' 01" E., 1166.57 FEET (S, 25 DEG. 52' 01" E., 1166.57 FEET - BASE BEARING) TO A 3/8" IRON ROD FOUND IN THE NORTH LINE OF THE GREGORY M. STINEMAN AND ELIZABETH A. STINEMAN 53.701 ACRE TRACT RECORDED IN VOLUME 3079, PAGE 494 BEING THE SOUTHWEST CORNER OF THE 12.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THE 10.27 ACRE TRACT; FOR THE SOUTHEAST COMER OF THIS.THENCE S. 55 DEG. 24' 43" W., 263.45 FEET (S. 55 DEG. 24' 43" W., 263.45 FEET) WITH THE NORTH LINE OF THE 53.701 ACRE TRACT TO A 3/8" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF THE HAROLD LEE STEPHENS AND WIFE, NATALIE DIANE STEPHENS 10.278 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 10.27 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS.THENCE WITH THE EAST LINE OF THE 10.278 ACRE TRACT AND THE WEST LINE OF THE 10.27 ACRE TRACT AS FOLLOWS:N. 53 DEG. 50' 40" W., 545.14 FEET (N. 53 DEG. 50' 40" W., 545.14 FEET) TO A FENCE POST FOUND;N. 21 DEG. 44' 43" W., 400.00 FEET (N. 21 DEG. 44' 43" W., 400.00 FEET) TO A FENCE POST FOUND;N. 41 DEG. 20' 52" E., 414.58 FEET (N. 41 DEG. 20' 52" E., 414.58 FEET) TO A 3/8" IRON ROD FOUND.N. 00 DEG. 45' 53" W., 193.06 FEET (N. 00 DEG. 45' 53" W., 193.06 FEET) TO A 3/8" IRON ROD FOUND, ANDN. 07 DEG. 35' 07" W., 284.21 FEET (N. 07 DEG. 35' 07" W., 284.21 FEET) TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF STILLMAN VALLEY ROAD BEING THE NORTHEAST CORNER OF THE 10.278 ACRE TRACT AND THE NORTHWEST CORNER OF THE 10.27 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS. THENCE N. 84 DEG. 39' 31" E., 25.01 FEET (N. 04 DEG. 30' 12" E., 25.02 FEET) WITH THE SOUTH RIGHT OF WAY LINE OF STILLMAN VALLEY ROAD TO THE PLACE OF BEGINNING CONTAINING 10.278 ACRES OF LAND.

8. 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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

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9. Limitation of Damages: 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.

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.

Date: November 20, 2023



Karita Robinson, Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.