

FILED FOR RECORD

Notice of Foreclosure Sale

DEC 12 2023

December 12, 2023

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

Deed of Trust ("Deed of Trust"):

Dated: November 14, 2018

Grantor: Mariam R. Bello and spouse, Mario Mendoza Rivera

Trustee: Charles H. Newman

Lender: Shahirie S. Rejon

Recorded in: 2018102167 of the real property records of Williamson County, Texas

Legal Description: UNIT 6B, TOGETHER WITH AN UNDIVIDED INTEREST IN THE APPURTENANT COMMON ELEMENTS OF SONTERRA I CONDOMINIUMS, A CONDOMINIUM REGIME SITUATED IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, RECORDED IN CC#2016002134, CONDOMINIUM RECORDS OF WILLIAMSON COUNTY, TEXAS.

Secures: Note ("Note") in the original principal amount of \$178,200.00, executed by Mariam R. Bello and Mario Mendoza Rivera ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, January 2, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Shahirie S. Rejon's bid may be by credit against the indebtedness

secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Shahirie S. Rejon, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Shahirie S. Rejon's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Shahirie S. Rejon's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Shahirie S. Rejon passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Shahirie S. Rejon. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

**THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Catherine Forte

Catherine Forte
Silberman Law Firm, PLLC
5050 Quorum Drive, Suite 700
Dallas, Texas 75254
Telephone (214) 396-9645
Attorney for Lender