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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.

State of Texas)
)
County of Williamson)

WHEREAS, by Texas Home Equity Deed of Trust dated July 26, 2022, Jayanth Kumar Regula and Mounika Chippa, as Grantor(s) and Owner(s), conveyed to Tony Rawls, as Trustee(s), the property situated in Williamson County, Texas, commonly known as 728 Pioneer Grove, Round Rock, Texas 78665-2181, to wit:

LOT 25, BLOCK D, KENNEY FORT SECTION 2, A SUBDIVISION TO THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017048752 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

(hereinafter referred to as the "Property") to secure that one certain Texas Home Equity Real Estate Note therein described in the original principal amount of \$149,000.00, executed by Jayanth Kumar Regula and Mounika Chippa and made payable to Austin Telco Federal Credit Union (hereinafter referred to as the "Note"), which Texas Home Equity Deed of Trust is recorded as Instrument No. 2022091088 in the Real Property Records of Williamson County, Texas (hereinafter referred to as the "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Tony Rawls, Trustee(s) in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

at 8:10 FILED o'clock A M
DEC 13 2024 mg #23-68174
Nancy E. Ruster
County Clerk, Williamson Co., TX

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of January, 2025, at the earliest at 10:00 a.m. or within three hours after that time at the front steps of the Williamson County Justice Center located at 405 MLK Jr. Street, Georgetown, Texas 78626, or as otherwise designated by the County Commissioners Court of Williamson County, Texas, Sharon H. Sjostrom, Thomas H. Duke or Victoria Tompkins will begin to sell, for cash, the Property to the highest bidder. Said sale will occur between the earliest time to begin the sale as specified above and 4:00 o'clock p.m.

SIGNED this 10th day of December, 2024.



Thomas H. Duke, Substitute Trustee
tduke@blalack.com
Blalack & Williams, P.C.
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Dallas, TX 75244
214/630-1916; 214/630-1112 (fax)