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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2251113132

DATE: December 9, 2025

NOTE: Promissory Note described as follows:

Date:	1/12/2022
Debtor(s):	Jason Rigolli and Lauren Rigolli, Husband and Wife as Joint Tenants
Original Creditor:	Ramin J. Talab
Original Principal Amount:	\$249,800.00
Current Holder:	Ramin J. Talab

FILED
at 3:29 o'clock P M
DEC 15 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

DEED OF TRUST: Deed of Trust described as follows:

Date:	1/12/2022
Grantor:	Jason Rigolli and Lauren Rigolli, Husband and Wife as Joint Tenants
Trustee:	Netline Realty and Mortgage, Inc.
Current Beneficiary:	Ramin J. Talab
Recorded:	1/13/2022, In Instrument No.: 2022007614, In the County of Travis, State of Texas

LENDER: Ramin J. Talab

BORROWER: Jason Rigolli and Lauren Rigolli, Husband and Wife as Joint Tenants

PROPERTY: The real property described as follows:

Lot 4, Block D, of The Fairways at Crystal Falls, Section 4, Phase 2a, a subdivision in both Travis and Williamson County, Texas, according to the map or plat recorded under Document Number 201500125 in the Official Public Records of Travis County, Texas and under Document Number 2015052841 in the Official Public Records of Williamson County, Texas. (subject lies in Travis and Williamson County)

2213 Quarry Loop, Leander, TX 78641

**SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp,
Randy S. Newman and Abstracts/Trustees Of Texas, LLC**

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona
85027, Phone: 623-581-3262

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

1/6/2026, the first Tuesday of the month, to commence at **10:00 AM** (or within 3 hours
after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In the rear sallyport of the Travis County Courthouse located on the west side which is
immediately south of and slightly east of the intersection of 11th street and San Antonio
Street, or if the preceding area is no longer the designated area, at the area most recently
designated by the County Commissioner's Court.

RECITALS

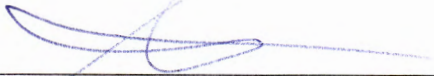
Default has occurred in the payment of the Note and/or in the performance of the obligations
under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and
holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has
requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust
and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property
described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of
Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property
and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other
substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder
for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The
sale and conveyance of the Property will be subject to all matters of record applicable to the
Property that are superior to the Deed of Trust and to any permitted exceptions to title described
in the Deed of Trust. Substitute Trustee has not made and will not make any covenants,
representations, or warranties about the Property other than providing the successful bidder at
the sale with a deed to the Property containing any warranties of title required by the Deed of
Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:

A handwritten signature in blue ink, appearing to be "Randy S. Newman", is written over a light blue rectangular background.

TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp, Randy S. Newman and Abstracts/Trustees Of Texas, LLC, Trustee