

FILED
at 12:01 o'clock P M

MAY 01 2025

24-01678
305 LIBERTY ST, HUTTO, TX 78634

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

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

LOT 3, BLOCK B, HUTTO SQUARE SECTION 1, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN CABINET W, SLIDE 263, PLAT
RECORDS, WILLIAMSON COUNTY, TEXAS

Security Instrument:

Deed of Trust dated August 1, 2023 and recorded on August 2, 2023 at Instrument
Number 2023064286 in the real property records of WILLIAMSON County, Texas,
which contains a power of sale.

Sale Information:

July 1, 2025, at 10:00 AM, or not later than three hours thereafter, at the northeast
basement door in the new addition to the Williamson County Justice Center, or as
designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code
section 51.009, the Property will be sold as is, without any expressed or implied
warranties, except as to warranties of title, and will be acquired by the purchaser at its
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee
reserves the right to set additional, reasonable conditions for conducting the sale and will
announce the conditions before bidding is opened for the first sale of the day held by the
substitute trustee.

Obligation Secured:

The Deed of Trust executed by FERNANDO S. COLMENERO secures the repayment of
a Note dated August 1, 2023 in the amount of \$350,000.00. LAKEVIEW LOAN
SERVICING, LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters
Blvd., Coppel, TX 75019, is the current mortgagee of the Deed of Trust and Note and
Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a
servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes
the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

**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.**

**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.**



4841913

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Angela Zavala

Substitute Trustee(s): 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, ~~Jacqueline Hughes,~~
Daniel Linker, Daniel Murphy, Angela Zavala,
Michelle Jones, Richard Zavala, Jr., ~~Shariet~~
Watts||Angela Zavala, Michelle Jones

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 15 day of MAY, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).