

REGIONS MORTGAGE (UPN)  
PUMPHREY, CAMERON  
825 BAREFOOT COVE, ROUND ROCK, TX 78665

CONVENTIONAL  
Firm File Number: 24-041841

FILED  
at 12:18 o'clock p.m.

MAY 15 2025

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

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 14, 2021, CAMERON PUMPHREY, A SINGLE MAN AND KARDIGAN BARTON, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to MICHAEL BURNS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AUSTIN CAPITAL BANK SSB in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2021109455, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, July 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in WILLIAMSON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Williamson, State of Texas:

LOT 21, BLOCK G, SONOMA SECTION 7, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET X, SLIDE 318-320, PLAT  
RECORDS, WILLIAMSON COUNTY, TEXAS.


Property Address: 825 BAREFOOT COVE  
ROUND ROCK, TX 78665  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE  
6200 POPLAR AVENUE  
MEMPHIS, TN 38119

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 property securing the above referenced loan.

**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**

SUBSTITUTE TRUSTEE  
Angela Zavala, Michelle Jones, Richard Zavala, Jr and Sharlet Watts, Auction.com  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day May 14, 2025.

By:   
Ronny George  
Texas Bar No. 24123104  
Grant Tabor  
Texas Bar No. 24027905  
Kathryn Dahlin  
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Attorneys for Regions Bank dba Regions Mortgage

**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 military service to the sender of this notice immediately.**