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FILED
at 11:45 o'clock AM
MAY 09 2024 kw
Nancy E. Roster
County Clerk, Williamson Co., TX

24-00650
907 FISHER ST, TAYLOR, TX 76574

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

- Property:** The Property to be sold is described as follows:

See attached Exhibit A
- Security Instrument:** Deed of Trust dated November 10, 2020 and recorded on November 12, 2020 at Instrument Number 2020141952 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.
- Sale Information:** July 2, 2024, 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 AMANDA RACHEL MARTINEZ secures the repayment of a Note dated November 10, 2020 in the amount of \$202,020.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC 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.



Nicki Company

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

Angela Zavala

Substitute Trustee(s): David Ackel, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez, Shawn Schiller, ~~Clay Golden~~, Maryna Danielian, Scott Swenson, Angela Zavala, Michelle Jones, Richard Zavala, Jr., ~~Sharlet Watts~~, Thomas Gilbraith, C Jason Spence, Mike Hanley, Israel Curtis, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, and Auction.com employees included but not limited to those listed herein.

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 9th day of May, 2024, 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).

**EXHIBIT A
LEGAL DESCRIPTION**

Being 0.18 acres of land situated in Williamson County, Texas, out of the William J. Baker Survey No. 10, Abstract No. 64, and being all of those tracts described as Tract 1, the east 65 feet of Lot 1, Block 2 of the Leon G. Bohls, Addition to the City of Taylor, a subdivision in Williamson County, Texas, recorded in Volume 2, Page 20, Plat Records, Williamson County, Texas, and Tract 2, a 65 foot by 90 foot portion of that tract described in a Deed to George A. Nelson and recorded in Volume 365, Page 570, Deed Records, Williamson County, Texas, in a Cash Warranty Deed to Larry Robbins and Diana Renee Swenson, recorded as Document No. 2014101804, Official Public Records, Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING; at a 5/8 inch iron rod found in the south right of way line of Fisher Street for the northwest corner of that tract described in a Warranty Deed of Gift to Julius E. Pokorny, Jr. recorded as Document No. 2012069010, said official public records, for the northeast corner of Tract 1, of the said Robbins/Swenson tract and this tract, from which a 1 inch iron pipe found for the northeast corner of said Pokorny tract bears N 71 deg. 32'42" E 93.46 feet;

THENCE: S 19 deg. 00'00" E with the west line of said Pokorny tract and the east line of said Tract 1, at 30.00 feet pass the southeast corner of said Tract 1 and the northeast corner of Tract 2, of the said Robbins/Swenson tract, continuing in all, 120.07 feet to a 1 inch iron pipe found for the northwest corner of that tract described in a Warranty Deed with Vendor's Lien to Christopher Wallace and Lorraine Martinez and recorded as Document No. 2008021995, said official public records, being the northeast corner of Lot 1, Tess Subdivision as recorded in Cabinet EE, Slide 116, said plat records, for the southeast corner of said Tract 2 and this tract;

THENCE: S 70°46'39" W 65.67 feet with the north line of said Lot 1, Tess Subdivision and the south line of said Tract 2 to a 5/8 inch iron rod found for the southeast corner of that tract described in an Executor's Deed to Lois Lenz and recorded as Document No. 2013055008, said official public records, for the southwest corner of said Tract 2 and this tract;

THENCE: N 18°47'05" W with the east line of said Lenz tract and the west line of said Tract 2 at 90.66 feet pass the northwest corner of said Tract 2 and the southwest corner of said Tract 1, continuing in all 120.66 feet to a 5/8 inch iron rod found in the said south right of way line of Fisher Street, for the northeast corner of said Lenz tract, for the northwest corner of said Tract 1 and this tract;

THENCE: N 71 deg. 17'19" E 65.22 feet with the south right of way line of Fisher Street and the north line of said Tract 1 to the POINT OF BEGINNING.