

MAY 23 2024 W

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

## NOTICE OF FORECLOSURE 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 OR 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.**

**1. Property to Be Sold.** The property to be sold is described as follows: APPROXIMATELY 2.57 ACRES OF LAND BEING OUT OF AND A PORTION OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED RECORDED IN DOCUMENT NO. 9726371, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND EXHIBIT "A-1" ATTACHED HERETO.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

APPROXIMATELY 2.57 ACRES OF LAND OUT OF AND A PART OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, WILLIAMSON COUNTY, TEXAS AND BEING A PART OF AND OUT OF THAT CERTAIN 185.2 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JACK MYERS TO L. A. RUTLEDGE, ET UX, DATED MAY 26, 1966 RECORDED IN VOLUME 487, PAGE 611, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.57 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND NEAR A FENCE CORNER ON THE SOUTH LINE OF SAID RUTLEDGE TRACT AND THE NORTH LINE OF COUNTY ROAD 152 AS FENCED, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THAT CERTAIN 10.21 ACRE D. A. DODGE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 770, PAGE 410 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID DODGE TRACT AND THE WEST LINE HEREOF AS FENCED, NORTH 21 DEGREES-24 MINUTES 48 SECONDS WEST 1206.89 FEET TO AN IRON PIN FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE HEREOF AS FENCED, NORTH 73 DEGREES-37 MINUTES 30 SECONDS EAST 559.10 FEET TO A POINT FOR THE EASTERN MOST CORNER HEREOF AT A COMMON CORNER OF THAT CERTAIN OTIS PERSON 15 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 557, PAGE 341 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH SAID OTIS PERSON 15 ACRE TRACT, THE FOLLOWING TWO (2) CALLS:

1. SOUTH 43 DEGREES-06 MINUTES WEST 556.60 FEET TO A POINT;
2. SOUTH 18 DEGREES-01 MINUTES EAST 919.90 FEET TO THE POINT OF BEGINNING CONTAINING 2.57 ACRES OF LAND MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/10/2004 and recorded in Document 2004073193 real property records of Williamson County, Texas. Re-filed in Document 2004075845 real property records of Williamson County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 07/02/2024  
Time: 10:00 AM  
Place: Williamson County, Texas at the following location: AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; OR, AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by ANITA V. WILSON AND JAMES D. WILSON, provides that it secures the payment of the indebtedness in the original principal amount of \$148,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-SD2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SD2 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-SD2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SD2 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-SD2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SD2 obtained a Order from the 480th District Court of Williamson County on 11/30/2023 under Cause No. 23-2044-C480. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.realtybid.com/texas](http://www.realtybid.com/texas) or (877) 518-5700

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.