

25-384878

MAY 21 2026

Notice of Substitute Trustee's Sale

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

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> July 10, 2023	<b>Original Mortgagor/Grantor:</b> CLARISSA SANCHEZ AND ALBERT J VILLASANA
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BAY EQUITY LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SELENE FINANCE, LP
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2023057345	<b>Property County:</b> WILLIAMSON
<b>Mortgage Servicer:</b> Selene Finance LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd, Suite 500, Dallas, Texas 75019

\* 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.

**Secures:**Note in the original principal amount of \$302,528.00, executed by CLARISSA SANCHEZ AND ALBERT J VILLASANA and payable to the order of Lender.

**Property Address/Mailing Address:** 2407 HOWRY DR, GEORGETOWN, TX 78626

**Legal Description of Property to be Sold:** LOT 9, BLOCK J, UNIVERSITY PARK, UNIT TWO, SECTION ONE, PHASE D, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET EE, SLIDE 149, OF THE MAP AND/OR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

<b>Date of Sale:</b> July 07, 2026	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,  
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

20 FOOT WIDE CENTERLINE ACCESS EASEMENT

A DESCRIPTION OF A 20 FOOT WIDE CENTERLINE ACCESS EASEMENT OUT OF A CALLED 10.00 ACRE TRACT IN THE ZIMPLEMAN AND BERGEN SURVEY NUMBER 285 CONVEYED TO ALCUS L. THORNHILL AND EMOGENE THORNHILL IN VOLUME 12951, PAGE 1895, THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF CAMERON ROAD (50' R.O.W.), IN THE NORTHWEST LINE OF SAID 10.00 ACRE TRACT, FROM WHICH A ½ INCH IRON FOUND FOR THE NORTH CORNER OF SAID 10.00 ACRE TRACT BEARS NORTH 30°17'25" EAST, A DISTANCE OF 236.52 FEET, (CALLED NORTH 30°16'08" EAST);

THENCE ENTERING INTO SAID 10.00 ACRE TRACT, SOUTH 59°12'06" EAST, A DISTANCE OF 287.03 FEET, TO A CALCULATED POINT IN THE NORTHWEST LINE OF A 1.00 ACRE TRACT SURVEYED THIS SAME DATE, BEING THE POINT OF TERMINATION HEREIN, FROM WHICH A ½ INCH IRON ROD WITH CAP SET FOR THE NORTH CORNER OF SAID 1.00 ACRE TRACT BEARS NORTH 30°17'15" EAST, A DISTANCE OF 10.00 FEET.

THE BEARING BASIS HEREIN IS THE MONUMENTED SOUTHWEST LINE OF SAID 10.00 ACRE TRACT, NORTH 59°41'37" WEST, A DISTANCE OF 955.26 FEET, (CALLED NORTH 59°41'37" WEST, 954.58 FEET).