

FILED  
at 12:34 o'clock P M

MAY 21 2026

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

NOW ALL MEN OF THESE PRESENTS

COUNTY OF WILLIAMSON

WHEREAS, by Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (herein referred to as the "Deed of Trust") dated September 10, 2024, recorded September 12, 2024, executed by VSG LLC, conveyed to The Law Offices of T. Alan Ceshker, PC as Trustee, the following property situated in Williamson County, Texas, to-wit:

**Lot 10, in Block J of HIGHLAND MEADOWS, PHASE 2A, a Subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2018013278 of the Plat Records of Williamson County, Texas.**

(hereinafter referred to as the "Property"), to secure that one certain Promissory Note therein described in the original amount of \$318,181.00 executed by VSG LLC, and made payable to Cristina Lucia Guerra, (hereinafter referred to as the "Note"), which such Deed of Trust is recorded September 12, 2024, in instrument number 2024072550 of the Official Public Records of Williamson County, Texas, (hereinafter referred to as the "Deed of Trust Lien"); and Warranty Deed with Vendor's Lien dated September 9, 2024, recorded September 12, 2024, in Instrument number 2024072549 in the Official Public Records of Williamson County, Texas (Deed); and

WHEREAS, the undersigned has been appointed as Substitute Trustee, said appointment being in the manner authorized by the Deed of Trust:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness, Cristina Lucia Guerra, has requested the undersigned to sell the Property in accordance with the terms of the aforesaid Deed of Trust Lien to satisfy same. Pursuant to the Deed of Trust Lien and Warranty Deed with Vendor's Lien (Vendor Lien), if default occurs in payment of the assumed note or in observance of any covenant or condition of any instrument securing the assumed note, the lender of the Note has the right to foreclose the Deed of Trust Lien and the Vendor's Lien. As a result of the default in payment of the assumed note, Cristina Lucia Guerra, now provides this notice of foreclosure; and

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of July 2026, at 10:00 AM to 1:00 PM, or within three (3) hours thereafter, I will sell, for cash, to the highest bidder the above-described Property at: Williamson County, Texas *at the following location:*

*OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.*

or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court for sales of property under Tex. Prop. Code §51.002 in Williamson County, Texas,

or if no place is designated by the Commissioners Court, the sale will be conducted, then within twenty (20) yards of where this notice is posted.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust Lien, sale of the Property is "as is and where is" and without any representations or warranties whatsoever, expressed or implied; all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Substitute Trustee or the holder of the Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Substitute Trustees or the holder of the Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Warranty Deed with Vendor's Lien or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the property shall be a third party beneficiary of the Note or Warranty Deed With Vendor's Lien, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Substitute Trustee or the holder of the Note.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.

By: 

Mark T. Sessums  
The Law Office of Mark T. Sessums, PLLC  
PO Box 150573  
Austin, Texas 78715  
1213 W Slaughter Ln. #100  
Austin, TX 78748  
Tel. (512) 297-6832  
Fax. (512) 975-2045  
Attorney for Cristina Lucia Guerra

By: 

Mark T. Sessums, Angela Zavala, Michelle Jones,  
Richard Zavala, ~~Ir~~ or Taylor Grantham,  
SUBSTITUTE TRUSTEE(s)

**CERTIFICATE OF POSTING**

I certify that on May 21, 2026 a true and correct copy of the above Notice of Substitute Trustee sale was posted and filed with the Williamson County Clerk.

The Law Office of Mark T. Sessums, PLLC  
PO Box 150573  
Austin, Texas 78715  
1213 W Slaughter Ln. #100  
Austin, TX 78748  
Tel. (512) 297-6832  
Fax. (512) 975-2045

By: Angela Zavala

~~Mark T. Sessums, Angela Zavala, Michelle Jones,  
Richard Zavala, Jr or Taylor Grantham,~~  
SUBSTITUTE TRUSTEE(S)

State of Texas §

County of Williamson §

This instrument was acknowledged before me on the 21st, May 2026, by Angela Zavala.

Michelle Jones  
Notary Public, In and for the State of Texas  
My Commission Expires: 7/7/26

