

205 -

NOTICE OF SUBSTITUTE TRUSTEE'S 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 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.

DATE, TIME, PLACE OF SALE:

Date: Wednesday, the 5th day of July, 2023
Time: 10:00 AM or not later than three hours after that time
Place: AT Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 in Williamson County, Texas, or at the area most recently designated by the Williamson County Commissioners.

FILED FOR RECORD

TERMS OF SALE: CASH

JUN 01 2023

Nancy E. Porter

County Clerk, Williamson Co. TX

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: April 30, 2015
Grantor(s): WILLIAM H. PIERCE JR. AND TONI C. PIERCE, HUSBAND AND WIFE
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, a Plainscapital Company, its successors and assigns
Original Principal: \$115,000.00
Recording Information: Deed Inst.# 2015043458,
Current Mortgagee/Beneficiary: COLONIAL SAVINGS, F.A.
Secures: The Promissory Note (the "Note") in the original principal amount of \$115,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Williamson
Property Description: (See Attached Exhibit "A")
Property Address: 3312 Broken Spoke Trl, Georgetown, TX 78628
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Colonial Savings, F.A.
Mortgage Servicer Address: 2626A West Freeway Fort Worth, TX 76102

SUBSTITUTE TRUSTEE(S):

Coury Jacobs, David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Angela Zavala whose address is 1320 Greenway Dr. Irving TX I declare

under penalty perjury that June 1, 2023 filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

LOT 1, BLOCK M, REATA TRAILS, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET
C, SLIDE 368, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.