

at 12:15 **FILED** o'clock PM

JUN 06 2024

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Being 1.670 acres of land, more or less, out of the ANASTASIA CARR SURVEY, ABSTRACT NO. 122, in Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A-1", attached hereto and made a part hereof for all purposes.

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

Date: **Tuesday, July 2, 2024**

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Williamson County Courthouse in Georgetown, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to 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. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by ANT Savings Corp, dated August 8, 2018 and recorded in Document Number 2018071690 of the Official Public Records of Williamson County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$417,600.00 executed by ANT Savings Corp payable to the order of BancorpSouth Bank (collectively the "Obligation"). Cadence Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: June 5, 2024.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
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Exhibit "A-1"

A 1.670 ACRE TRACT OF LAND MORE OR LESS SITUATED IN THE ANASTASIA CARR SURVEY NO. 122, IN WILLIAMSON COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN DEED RECORDED IN DOCUMENT NO. 9749907, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A 0.328 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS IN DEED RECORDED IN DOCUMENT NO. 2002050546, AND CORRECTED IN DOCUMENT NO. 2002089681, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.670 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE SAID 0.328 ACRE TRACT, BEING IN THE SOUTH LINE OF A CALLED 2.000 ACRE TRACT CONVEYED TO HARRY EASTER, JR., ET UX AND RECORDED IN VOLUME 2307, PAGE 421 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING IN THE EAST LINE OF RONALD REAGAN, (AKA COUNTY ROAD 272):

THENCE, LEAVING SAID RONALD REAGAN, WITH THE SOUTH LINE OF THE SAID EASTER TRACT, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, N 72 DEG 25 MIN 00 SEC E, A DISTANCE OF 246.46 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTER TRACT, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, S 17 DEG 09 MIN 00 SEC E, A DISTANCE OF 291.33 FEET TO 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING IN THE NORTH LINE OF COUNTY ROAD 177;

THENCE, WITH THE NORTH LINE OF THE SAID COUNTY ROAD 177 AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, S 71 DEG 18 MIN 15 SEC W, (BEARING BASIS), A DISTANCE OF 212.35 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE SOUTHEAST CORNER OF THE SAID 0.328 ACRE TRACT AND BEING THE EAST LINE OF RONALD REAGAN, FROM WHICH AN 1/2 INCH IRON ROD FOUND FOR A CUTBACK AT THE INTERSECTION OF SAID COUNTY ROAD 177 AND THE PREVIOUS EAST LINE OF SAID RONALD REAGAN, BEARS S 71 DEG 18 MIN 15 SEC W, A DISTANCE OF 40.67 FEET;

THENCE, LEAVING THE SAID COUNTY ROAD 177, WITH THE EAST LINE OF THE SAID 0.328 ACRE TRACT AND THE SAID 0.093 ACRE TRACT, AND THE EAST LINE OF RONALD REAGAN, AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3), COURSES:

1.) N 14 DEG 40 MIN 23 SEC W, A DISTANCE OF 16.80 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT,

2.) N 60 DEG 56 MIN 08 SEC W, A DISTANCE OF 68.88 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT, BEING A POINT ON A CURVE, AND

3.) FOLLOWING A CURVE TO THE LEFT WITH A RADIUS OF 16,615.92 FEET, A ARC LENGTH OF 229.03 FEET, A CHORD BEARING OF N 13 DEG 57 MIN 29 SEC W, AND A CHORD DISTANCE OF 229.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.670 ACRES OF LAND, MORE OR LESS.

P.L.D#: R031577