

TS No.: 2023-05609
23-000022-568

FILED
at 11:11 o'clock a.m.
JUN 05 2025
Nancy E. Roster
County Clerk, Williamson Co., TX

Notice of Substitute Trustee 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.

1. Date, Time and Place of Sale.

Date: 07/01/2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 701 WEST 15TH STREET, GEORGETOWN, TX 78626

2. 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. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/20/2021 and recorded 10/05/2021 in Document 2021152406, real property records of Williamson County, Texas, with **Sarah Smith, Individual** grantor(s) and Easy Street Capital Investments, LLC as Lender, EF MORTGAGE, LLC as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Sarah Smith, Individual**, securing the payment of the indebtedness in the original principal amount of **\$165,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **EF MORTGAGE, LLC** is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

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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.

Date: 6/3/2025

Marissa Vidrine
Printed Name: Marissa Vidrine

Entra Default Solutions, LLC

1355 Willow Way, Suite 115

Concord, CA 94520

Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

For additional sale information visit: www.mwzmlaw.com/tx-investors

I am _____ Certificate of Posting
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.

EXHIBIT A

Being 0.28 acres of land, more or less, out of the Clement Stubblefield Survey, Abstract No. 558, Williamson County, Texas, being that tract conveyed to James T. Shanklin, by deed recorded in Volume 549, Page 412, Deed Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on December 22nd, 2020, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the north line of West 15th Street, marking the southeast corner of the Friendly Will Baptist Church Subdivision, said plat recorded in Document No. 2013070308, Official Public Records, Williamson County, Texas, for the southwest corner of said Shanklin tract and this tract; THENCE north 00 degrees 10'23" East, with the east line of said Friendly Will Baptist Church Subdivision and the west line of said Shanklin tract at 5.55 feet passing a 1/2" iron rod with orange cap stamped "Waterloo RPLS 4324" found, continuing in all 120.87 feet to a 1/2" iron rod with orange cap stamped "Waterloo RPLS 4324" found in the south line of a tract conveyed to The Rail at Georgetown Management, LLC, by deed recorded in Document No. 2019078059, of said Official Public Records, marking an angle point of said Friendly Bill Baptist Church subdivision, for the northwest corner of said Shanklin tract and this tract;

THENCE North 87 degrees 57'59" East, 99.75 feet with the south line of said Rail tract and the north line of said Shanklin tract to a cotton spindle found, marking the northwest corner of a tract conveyed to Pierce Patterson Macguire, by deed recorded in Document No. 2020144740, of said Official Public Records, for the northeast corner of said Shanklin tract and this tract;

THENCE South 00 degrees 08'08" West, 120.12 feet with the west line of said Macguire tract and the east line of said Shanklin tract to a 1/2" iron rod found in the north line of said West 15th Street, marking the southwest corner of said Macguire tract, for the southeast corner of said Shanklin tract and this tract, from which a 2 inch pipe found, marking the southeast corner of said Macguire tract bears North 86 degrees 19'44" East, 129.44 feet; THENCE South 87 degrees 32'16" West, 99.86 feet with the north line of said West 15th Street and the south line of said Shanklin tract to the Point of Beginning.