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### Notice of Trustee's Sale

JUN 09 2025

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

**Date:** June 9, 2025

**Substitute Trustee:** John W. Pleuthner

**Substitute Trustee's Address:** 3508 Far West Blvd., Ste 190  
Austin, Texas 78731

**Mortgagee:** Cordell Leffelman

### Deed of Trust To Secure Assumption

**Date:** August 30, 2024

**Grantor:** Agoge Holdings Group, LLC, a Texas limited liability company

**Mortgagee:** Cordell Leffelman

**Recording information:** Doc # 2024070821, Official Public Records Williamson County, Texas

**Property:** Lot 35 in Block D, of Woodleaf Phase 2, a subdivision in Williamson County, Texas according to the map or plat recorded under Document No. 201907386 of the Plat Records of Williamson County, Texas.

**County:** Williamson

**Date of Sale (first Tuesday of month):** July 1, 2025

**Time of Sale:** 10:00 AM or within three hours thereof.

**Place of Sale:** Outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas

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.

Mortgagee has appointed John W. Pleuthner as Trustee under the Deed of Trust.

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the terms of the Deed of Trust to Secure Assumption.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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John W. Pleuthner  
3508 Far West Blvd., Ste 190  
Austin, Texas 78731