93

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.

5532783-6

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

Tract 1: 301 Dews Road, Leander, Texas 78641
Tract 2: 329 Dews Road, Leander, Texas 78641

LEGAL DESCRIPTION — SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF	RECORDED ON	UNDER DOCUMENT#
WILLIAMSON COUNTY	JANUARY 13, 2025	2025002624

3 THE SALE IS SCHEDULED TO BE HELD

PLACE	DATE	TIME
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	JULY 7, 2026	10:00 AM – 1:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by **SOVA CONSTRUCTION, INC.**, provides that it secures the payment of the indebtedness in the original principal amount of **$1,172,000.00** and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. **WBL SPO I, LLC** is the current mortgagee of the note and deed of trust whose address is P.O. BOX 479, ELMSFORD, NY 10523. Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR OR TAYLOR GRANTHAM, ANNAROSE M. HARDING, SARA A. MORTON, STACEY GARZA DE LEON, RAUSHAN GRIFFIN and/or BRANCH M. SHEPPARD.

Annarose Harding

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

SPENCER FANE, LLP
3040 Post Oak Blvd., Suite 1400
Houston, Texas 77056
(713) 552-1234

FILED
at 1:00 o'clock P M
JUN 16 2026
Nancy E. Rister
County Clerk, Williamson Co., TX

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED June 16, 2026
NAME Angela Zavala

Angela Zavala, TRUSTEE

EXHIBIT "A" - Legal Description

TRACT 1:

Lot 2, Block A. BEAVER ACRES, according to the map or plat thereof recorded in Document No. 2014003349, Official Public Records, Williamson County, Texas, LESS AND EXCEPT That portion conveyed to the City of Taylor by the Warranty Deed recorded in Volume 537, Page 547, Deed Records, Williamson County, Texas.

ADDRESS: 301 Dews Road, Leander, TX 78641
PARCEL: R528442

TRACT 2:

Lot Three (3), Block A, BEAVER ACRES, according to the map or plat thereof recorded in Document No. 2014003349, Official Public Records, Williamson County, Texas.

ADDRESS: 329 Dews Road, Leander, TX 78641
PARCEL: R528443