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FILED  
at 3:00 o'clock P M

APR 11 2024 @

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

24-01040  
4001 FM 971, GEORGETOWN, TX 78626

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property: The Property to be sold is described as follows:  
  
See Exhibit A
- Security Instrument: Deed of Trust dated October 4, 2007 and recorded on October 9, 2007 at Instrument Number 2007086295 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.
- Sale Information: June 4, 2024, at 10:00 AM, or not later than three hours thereafter, at the northeast basement door in the new addition to the Williamson County Justice Center, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by KAREN D YEARY secures the repayment of a Note dated October 4, 2007 in the amount of \$80,910.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**



4814427

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Angela Zavala*

Substitute Trustee(s): David Ackel, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez, Shawn Schiller, ~~Clay Golden~~, Maryna Danielian, Scott Swenson, Angela Zavala, Michelle Jones, Richard Zavala, Jr., ~~Sharlet Watts~~, Thomas Gilbraith, C Jason Spence, Mike Hanley, Israel Curtis, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 11<sup>th</sup> day of April, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit "A"  
Field Notes  
27 September 2007

BEING A 0.84 ACRE TRACT, AND BEING A PORTION OF THE JOSEPH BERRY SURVEY, ABSTRACT NO. 63, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT CONVEYED TO ROBERT E. MOYER AND WIFE, SHARON K. MOYER, RECORDED IN VOLUME 1490, PAGE 20, D.R.W.C., SAID 0.84 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING, at a ½ iron rod found for corner, said corner being the southwest corner of a tract conveyed to Patricia Moyer, recorded in Document Number 200007378, O.P.R.W.C., the southeast corner of our subject tract, and on the north right-of-way line of Farm-to-Market Road 971;

THENCE, along the north right-of-way line of said Farm-to-Market Road 971, and our south line, with a circular curve to the left, an arc distance of 160.76 feet (chord distance 160.64) to a ½ iron rod set for corner, said curve having a radius of 1186.63 feet, chord bears N.68°34'07"W., said corner being the southeast corner of a 1.21 acre tract conveyed to Bruce Kilmer, recorded in Document Number 2003014676, O.P.R.W.C., corner being the southwest corner of our subject tract;

THENCE, N.09°32'30"W., with the east line of the Kilmer tract, and our west line, a distance of 261.15 feet to a ½ iron rod set for corner, said corner being the northeast corner of the said Kilmer tract, the northwest corner of our subject tract, the northwest corner of a 0.96 acre tract conveyed to George Wayne Feuerbacher and wife, Dorothy C. Feuerbacher, recorded in Volume 1410, Page 490, D.R.W.C., and along the south right-of-way line of Williamson County Road 140;

THENCE, S.53°04'30"E., with the south line of the Feuerbacher tract, and our north line, and leaving County Road 140, at a distance of 37.5 feet pass a ½ iron rod set for corner, in all a total distance of 251.48 feet to a ½ iron rod set for corner, said corner being the southwest corner of the Feuerbacher tract, the northeast corner of our subject tract, and the northwest corner of the stated Moyer tract;

The next two courses are with the west line of the Moyer tract, and our east line:

- 1) S. 25°46'00"E., 46.16 feet to a ½ iron rod set for corner,
- 2) S. 12°53'30"W., 126.78 feet to a ½ iron rod found for corner;

Last call arrives at the PLACE OF BEGINNING, and containing 0.84 acres of land.

*Note: D.R.W.C. abbreviated refers to Deed Records of Williamson County.*

*O.P.R.W.C. abbreviated refers to Official Public Records of Williamson County*

RETURN TO  
*Longhorn Title Co., Inc.*