

MAR 27 2025 @

Nancy E. Ruter
County Clerk, Williamson Co., TX25-01256
400 INDIAN OAKS, LIBERTY HILL, TX 78642**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 18, 2021 and recorded on October 19, 2021 at Instrument Number 2021159486 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

Sale Information: June 3, 2025, 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 LILIANA SAENZ secures the repayment of a Note dated October 18, 2021 in the amount of \$353,479.00. PLANET HOME LENDING, LLC, whose address is c/o Planet Home Lending, 321 Research Parkway Suite 303, Meriden, CT 06450-8301, is the current mortgagee of the Deed of Trust and Note and Planet Home Lending 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.



4838900

Mary Company

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

Angela Zavala

Substitute Trustee(s): David Ackel, Travis Kaddatz,
Colette Mayers, Thomas Gilbraith, C Jason Spence,
Mike Hanley, Stephen Mayers, Israel Curtis, Dylan
Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady,
Aleena Litton, Daniel McQuade, Jacqueline Hughes,
Daniel Linker, Daniel Murphy, Angela Zavala,
Michelle Jones, Richard Zavala, Jr., Sharlet
Watts||Angela Zavala, Michelle Jones

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 27 day of
March, 2025 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).

Order Number: T-153833

EXHIBIT "A"
LEGAL DESCRIPTION

Being 3.07 acres of land out of the RICHARD WEST SURVEY, ABSTRACT NO. 643, Williamson County, Texas, also being that same tract of land called 3.07 acres and conveyed to Troy A. Sims and Nicole D. Sims and recorded in Document No. 9738133 of the Official Records of Williamson County, Texas, and being known as Tract 8 of INDIAN OAK ESTATES, an unrecorded subdivision in Williamson County, Texas, more particularly described by metes and bounds on Exhibit A-1, attached and incorporated by reference.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

EXHIBIT A-1

BEING 3.07 ACRES OF LAND OUT OF THE RICHARD WEST SURVEY, ABSTRACT NO. 643, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED 3.07 ACRES AND CONVEYED TO TROY A. SIMS AND NICOLE D. SIMS AND RECORDED IN DOCUMENT NUMBER 9738133, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING KNOWN AS "TRACT 8" OF INDIAN OAKS ESTATES, AN UNRECORDED SUBDIVISION OF SAID COUNTY. SAID 3.07 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a cotton spindles set for corner in an asphalt road being the center of a 50' roadway monument known as Indian Oaks, corner being the southwest corner of a 2.58 acre tract conveyed to Timothy Lee Repard and Brenda Repard, recorded in Document Number 2013082917, Official Public Records of Williamson County, Texas, corner being along the north line of a 1.95 acre tract conveyed to William A. Franks and Brenda T. Franks, recorded in Volume 2577, Page 553, Official Records of Williamson County, Texas, for the southeast corner of our subject tract, and the *POINT OF BEGINNING*;

THENCE S71°00'00"W., with the centerline of Indian Oaks, and with the north line of the said Franks Tract, and the north line of a 1.95 acre tract conveyed to Joseph Dan Hopkins, recorded in Document Number 2005072543, Official Public Records of Williamson County, Texas, for our south line, a distance of 554.80 feet to a 1/2" *iron rod* under asphalt for corner, said corner being the southeast corner of a 3.45 acre tract conveyed to Gilbert Messell and Jocelyn Messell, recorded in Document Number 2014103374, Official Public Records of Williamson County, Texas, for the southwest corner of our subject tract;

THENCE N17°53'00"W., with the east line of the said Messell Tract, and our west line, at a distance of 24.77 feet pass a 1/2" *iron rod found* for reference, in all a total distance of 562.98 feet to a 1/2" *iron rod found* for corner, said corner being the northeast corner of the said Messell Tract, corner being the southeast corner of a 2.95 acre tract conveyed to Dwayne A. Harrington and Leslie K. Harrington, recorded in Document Number 2011070885, Official Public Records of Williamson County, Texas, corner being the southwest corner of a 18.54 acre tract conveyed to Darwin E. Wiggers, recorded in Volume 629, Page 151, Deed Records of Williamson County, Texas, for the southwest corner of our subject tract;

THENCE N76°48'22"E., with a south line of the said Wiggers Tract, and our north line, a distance of 400.47 feet to a 1/2" *iron rod found* for corner, corner being the northwest corner of the said Repard Tract, for the northeast corner of our subject tract;

THENCE S07°46'09"E., with the west line of the said Repard Tract, and our east line, pass a 1/2" *iron rod found* for reference at 547.33 feet, in all a total distance of 372.34 feet to the *POINT OF BEGINNING* and containing 3.07 acres of land.