

29

FILED at 11:19 o'clock A M

APR 25 2024

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

24-198374

June 4, 2024

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 27, 2020	Original Mortgagor/Grantor: KEVIN S. SELLS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIAL, AS NOMINEE FOR R BANK, TEXAS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: ONSLOW BAY FINANCIAL LLC
Recorded in: Volume: N/A. Page: N/A. Instrument No: 2020087450	Property County: WILLIAMSON
Mortgage Servicer: FLAGSTAR BANK, NA	Mortgage Servicer's Address: 5151 CORPORATE DRIVE TROY, MICHIGAN 48098-2639

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$472,000.00, executed by KEVIN S. SELLS and payable to the order of Lender.

Property Address/Mailing Address: 885 COUNTY RD 480, THRALL, TX 76578

Legal Description of Property to be Sold: A-1

1.500 ACRE TRACT, MORE OR LESS, OUT OF THE SIMON MILLER SURVEY, ABSTRACT NO. 418, WILLIAMSON COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO KEVIN S. SELLS IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2019028515 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A-1" ATTACHED HERETO; TOGETHER WITH 30' WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND IN EXHIBIT "A-2"

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE SIMON MILLER SURVEY, ABSTRACT NO. 418, BEING ALL OF A CALLED 1.500 ACRE TRACT CONVEYED FROM KEVIN SELLS, LLC TO KEVIN S. SELLS BY DEED DATED JANUARY 15, 2019, RECORDED IN DOCUMENT NO. 2019028515 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

COMMENCING AT A FOUND 1/2" IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 409, AT THE SOUTHWEST CORNER OF A CALLED RESIDUE OF A 99.995 ACRE TRACT CONVEYED TO KEVIN SELLS, LLC IN DOC. NO. 2015067164, AT THE NORTHWEST CORNER OF A 14.000 ACRE TRACT CONVEYED TO TOMMY FREDERICK MCDOW IN VOL. 1803, PG. 875;

THENCE N 83 '49' 11" E 1112.39' CROSSING THE SAID RESIDUE OF THE 99.995 ACRE TRACT TO A FOUND 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952") FOR THE POINT OF



BEGINNING AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE INTERIOR LINES OF THE SAID RESIDUE OF THE 99.995 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

N 68 °23' 07" W - 286.96 FEET TO A FOUND 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952") FOR THE SOUTHWEST CORNER OF THIS TRACT;

N 03 '23, 05" E - 215.99 FEET TO A FOUND 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952") FOR THE NORTHWEST CORNER OF THIS TRACT;

S 68 ° 00' 57" E - 353.78 FEET TO A FOUND 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952") FOR THE NORTHEAST CORNER OF THIS TRACT;

S 21°24' 04" W - 202.87 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUND 1.500 ACRES OF LAND;

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE.

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THE FIELD NOTES HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF NOVEMBER, 2019.

A-2

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE SIMON MILLER SURVEY, ABSTRACT NO. 418, BEING PART OF A CALLED 99.995 ACRE TRACT CONVEYED FROM KEVIN SELLS, INC. TO KEVIN SELLS, LLC BY DEED DATED FEBRUARY 4, 2015, RECORDED IN DOCUMENT NO. 2015067164 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

* *EASEMENT AREA TO LIE 15 FEET ON EITHER SIDE OF THE BELOW DESCRIBED CENTERLINE. * *

COMMENCING AT A FOUND 1/2" IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 409, AT THE SOUTHWEST CORNER OF THE SAID 99.995 ACRE TRACT, AT THE NORTHWEST CORNER OF A 14.000 ACRE TRACT CONVEYED TO TOMMY FREDERICK MCDOW IN VOL. 1803, PG. 875;

THENCE N 17° 19' 29" E — 151.29' ALONG THE COMMON LIEN BETWEEN THE SAID 99.995 ACRE TRACT AND THE SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 409 TO A SET 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952") FOR THE POINT OF BEGINNING OF THIS EASEMENT;

THENCE ENTERING SAID 99.995 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

N 80 ° '35' 29" E - 102.27 FEET TO A SET 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952");

N 68° 15' 00" E - 216.46 FEET TO A SET 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 59527);

N 63° 41' 13" E - 190.41 FEET TO A SET 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952");

N 90° 00' 00" E - 114.04 FEET TO A SET 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952");

S 62° 34' 05" E - 259.596 FEET TO A SET 1/2" IRON ROD (WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952") TO THE POINT OF TERMINATION OF THIS EASEMENT.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE.

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THE FIELD NOTES HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF NOVEMBER, 2018.

Date of Sale: June 04, 2024	Earliest time Sale will begin: 10:00 AM
------------------------------------	--

Place of sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *ON SLOW BAY FINANCIAL LLC*, the owner and holder of the Note, has requested 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, Jacqualine Hughes, Daniel Linker, Daniel Murphy, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts whose address is 1 MAUCHLY IRVINE, CA 92618 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *ON SLOW BAY FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts whose address is 1 MAUCHLY IRVINE, CA 92618 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts whose address is 1 MAUCHLY IRVINE, CA 92618 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

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, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112