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at 11:55 FILED o'clock AM

TS No.: 2026-00494-TX-SPS
26-000268-673

APR 30 2026

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

Notice of [Substitute] Trustee Sale

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.

1. Date, Time and Place of Sale.

Date: 06/02/2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Williamson County, Texas at the following location: **AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; OR, AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2830 COUNTY ROAD 104, GEORGETOWN, TX 78626

2. 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 section 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/22/2006 and recorded 03/07/2006 in Document 2006017803, real property records of Williamson County, Texas, with **STEPHANIE J GONZALEZ AND DONACIANO GONZALEZ, HUSBAND AND WIFE** grantor(s) and **PRIMELENDING, A PLAINSCAPITAL COMPANY** as Lender, **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **STEPHANIE J GONZALEZ AND DONACIANO GONZALEZ, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of \$127,750.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2** is the current mortgagee of the note and deed of trust or contract lien.

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6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

BEING 1.9992 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, IN WILLIAMSON COUNTY, TEXAS; ALSO BEING A PART OF THAT CERTAIN 39.07 ACRE TRACT (CALLED TRACT TWO) DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 605, PAGE 487, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.9992 ACRE TRACT BEING THAT SAME TRACT CONVEYED UNTO CHRISTOPHER J. ALGOZZINE BY DEED RECORDED IN VOLUME 2298, PAGE 363 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at a 1/2" diameter iron rod found in the westerly right-of-way line of County Road 104, same being the easterly line of said 39.07 acres, for the northeast corner of the tract herein described, same being the southeast corner of a 1.99 acre tract conveyed to John D. Baird by Deed recorded in Volume 2252, Page 379 of the Official Records of Williamson County, Texas; THENCE leaving the westerly right-of-way line of said County Road 104 and along the northerly line of the tract herein described, same being the southerly line of said Baird tract, S 71°-14'-03" W, for a distance of 702.56 feet to a 1/2" diameter iron rod found in the easterly line of a 162.40 acre tract described in Deed recorded in Volume 2084, Page 564 of the Official Records of Williamson County, Texas, for the northwest corner of the tract herein described, same being the southwest corner of said Baird tract; THENCE along the westerly line of the tract herein described, same being the easterly line of said 162.40 acres, S 18°-44'-36" E, for a distance of 123.76 feet to a 1/2" diameter iron rod found for the southwest corner of the tract herein described, same being the northwest corner of a 1.99 acre tract conveyed unto Jim R. Rushing in a Deed recorded in Volume 1074, Page 322 of the Official Records of Williamson County, Texas; THENCE along the southerly line of the tract herein described, same being the northerly line of said Rushing tract, N 71°-16'-40" E, for a distance of 702.85 feet to a 1/2" diameter iron rod found in the westerly right-of-way line of said County Road 104, for the southeast corner of the tract herein described, same being the northeast corner of said Rushing tract; THENCE along the westerly right-of-way line of County Road 104, same being the easterly line of the tract herein described, N 18°-52'-41" W, for a distance of 124.09 feet to the POINT OF BEGINNING, and containing 1.9992 acres of land more or less.

8. **Mortgage Servicer Information:** 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 lien securing the property referenced above. **Select Portfolio Servicing, Inc.**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Select Portfolio Servicing, Inc.

**P.O. Box 65250
Salt Lake City, UT 84165**

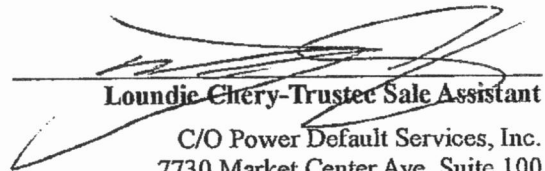
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: April 27, 2026


Loundie Chery-Trustee Sale Assistant
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 877-695-0910
Fax: 877-671-5959

For additional sale information visit: www.hubzu.com or (855) 882-1314

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.