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at 10:42 o'clock A M

MAY 09 2024

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

Notice of Acceleration and Notice of Substitute Trustee's Sale

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

Date: May 9, 2024

Substitute Trustee: Lori Daves or John Daves, The Daves Law Firm

Substitute Trustee's Address:

The Daves Law Firm
3624 North Hills Dr., Suite B-100
Austin, Texas 78731
Travis County

Lender: A&M Nguyen, LLC

Lender's Address: 18400 Cercina Trail
Pflugerville, Texas 78660

Note and Deed of Trust to be Foreclosed:

Date: November 8, 2022

Original Principal Amount: \$400,000.00

Grantor/Borrower: Minh Thanh Nguyen and Abby Thuy Nguyen, husband and wife

Lender: A&M Nguyen, LLC

Recording information: Deed of Trust, recorded in Document No. 2022128562, Williamson County, Texas secured by the property referenced therein

Property: Lot 16, Block B, Morningstar Phase 2, Section 1, according to the map or plat recorded in Document No. 2017118665, Official Public Records of Williamson County, Texas

County: Williamson County, Texas

Date of Sale: June 4, 2024

Time of Sale: 10:00 a.m. or within three (3) hours thereafter.

Place of Sale: Outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas such other location within such Courthouse designated by the Williamson County Commissioners Court for the conducting of foreclosure sales.

WHEREAS, a Default has occurred in the Deed of Trust; such default was reported to not have been cured and all sums secured by such Deed of Trust were declared to be immediately due and payable.

WHEREAS, Lender has appointed Lori Daves and John Daves, The Daves Law Firm as Substitute Trustees under the Deed of Trust and under the Appointment of Substitute Trustee. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note and Deed of Trust.

Notice is given that the maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

On the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantors warranties specifically authorized by the Grantor in the Deed of Trust, if any. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION, IF ANY. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.



Lori Daves, Substitute Trustee