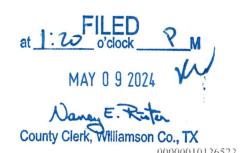
47



208 MOUNTAIN VALLEY STREET GEORGETOWN, TX 78628

## NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: June 04, 2024

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY

JUSTICE CENTER OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the

county commissioners.

2. Terms of Sale. Cash.

- 3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 15. 2020 and recorded in Document CLERK'S FILE NO. 2020051058 real property records of WILLIAMSON County, Texas. with EMMANUEL AUBREY VILLAMEA AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
- 4. **Obligations** Secured. Deed of Trust or Contract Lien executed by EMMANUEL AUBREY VILLAMEA AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$267.760.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. loanDepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.
- 5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.
- 6. 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. loanDepot.com, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o loanDepot.com, LLC 5465 LEGACY DRIVE SUITE 400 PLANO, TX 75024

NTSS00000010126522

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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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed JOHN W. LATHAM. BRETT ADAMS, JOHN LATHAM. MICHAEL LATHAM, OR TOBEY LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL. LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Il Slo

Israel Saucedo

## Certificate of Posting

My name is	, and my a	ddress is c/o	4004 Belt Line	e Road, Suite	1()()
Addison, Texas 75001-4320. I declare under penalty of penalty of the WILLIAMSON County Clerk and caused to be posted at the	erjury that on _		PRODUCT	filed at the	
The same state of posted at the		contribus	w uns notice of sa	des	
Declarants Name:	***				
Date:					

00000010126522

WILLIAMSON

## EXHIBIT "A"

LOT 2, BLOCK K, MORNINGSTAR PHASE 2, SECTION 2 & 3, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2018076231 OF THE OFFICIAL PUBLIC RECORDS. WILLIAMSON COUNTY, TEXAS.