

at 9:30 FILED o'clock 9 M

MAY 08 2025

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

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 2.02 ACRES OF LAND, OUT OF THE WILLIAM ROBERTS SURVEY, ABSTRACT NUMBER 524, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN MARGARET MIRANDA 2.02 ACRE TRACT RECORDED IN VOLUME 626, PAGE 300, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 2.02 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON FOUND IN THE IN THE NORTHERLY RIGHT-OF-WAY LINE OF FM 972, AT THE SOUTHWEST CORNER OF THAT CERTAIN WALBURG 19 LP 4.0 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2006011660, OFFICIAL PUBLIC RECORDS, SAID COUNTY, BEING IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1,437.28 FEET, SAME BEING THE SOUTHEAST CORNER OF SAID 2.02 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE ALONG SAID RIGHT-OF-WAY LINE, THE SOUTHERLY LINE OF SAID 2.02 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS, SOUTH 62 DEGREES 04 MINUTES 11 SECONDS WEST, 17.90 FEET TO A CONCRETE MONUMENT FOUND IN SAID LINE;

THENCE CONTINUING ALONG SAID LINE AND SAID CURVE WHOSE CHORD BEARS, SOUTH 66 DEGREES 05 MINUTES 03 SECONDS WEST, 183.38 FEET TO A CONCRETE MONUMENT FOUND IN SAID LINE, AT THE END OF SAID CURVE;

THENCE SOUTH 72 DEGREES 10 MINUTES 17 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID 2.02 ACRE TRACT, 37.82 FEET TO AN IRON ROD FOUND IN SAID LINE, AT THE SOUTHEAST CORNER OF THAT CERTAIN GARY WARMINK 0.5 ACRE TRACT RECORDED IN VOLUME 1328, PAGE 661, OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAME BEING THE SOUTHWEST CORNER OF SAID 2.02 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 12 DEGREES 45 MINUTES 17 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID 0.5 ACRE TRACT AND THE WESTERLY LINE OF SAID 2.02 ACRE TRACT, 208.37 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN MARGARET MIRANDA REMAINING PORTION OF 1.05 ACRES, RECORDED IN VOLUME 645, PAGE 439, THE NORTHEAST CORNER OF SAID 0.5 ACRE TRACT, BEING A POINT IN THE WESTERLY LINE OF SAID 2.02 ACRE TRACT, FOR A POINT IN THE WESTERLY LINE HEREOF;

THENCE NORTH 12 DEGREES 45 MINUTES 17 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID 1.05 ACRE TRACT, CONTINUING ALONG THE WESTERLY LINE OF SAID 2.02 ACRE TRACT, 209.84 FEET TO A CALCULATED POINT IN THE SOUTHERLY LINE OF THAT CERTAIN WALBURG 19 LP 14.88 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2006011661, OFFICIAL PUBLIC RECORDS, SAID COUNTY, AT THE NORTHEAST CORNER OF SAID 1.05 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 2.02 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 71 DEGREES 11 MINUTES 58 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID 14.88 ACRE TRACT AND THE NORTHERLY LINE OF SAID 2.02 ACRE TRACT, 191.14 FEET TO A WOOD FENCE CORNER POST FOUND IN THE WESTERLY LINE OF SAID 4.0 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 2.02 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 19 DEGREES 13 MINUTES 34 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID 4.0 ACRE TRACT AND THE EASTERLY LINE OF SAID 2.02 ACRE TRACT, 397.35 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 0.53 OF AN ACRE OF LAND, OUT OF THE WILLIAM ROBERTS SURVEY, ABSTRACT NUMBER 524, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN MARGARET MIRANDA 1.05 ACRE TRACT RECORDED IN VOLUME 645, PAGE 439, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT 0.5 ACRES RECORDED IN VOLUME 645, PAGE 439, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.053 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON FOUND IN THE SOUTHERLY LINE OF THAT CERTAIN WALBURG 19 LP 14.88 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2006011661, OFFICIAL PUBLIC RECORDS, SAID COUNTY, AT THE NORTHEAST CORNER OF THAT CERTAIN GTE TELEPHONE OPERATIONS 0.24 ACRE TRACT RECORDED IN VOLUME 898, PAGE 491, OFFICIAL RECORDS, SAID COUNTY, SAME BEING THE NORTHWEST CORNER OF SAID 1.05 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 71 DEGREES 11 MINUTES 58 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID 14.88 ACRE TRACT AND THE NORTHERLY LINE OF SAID 1.05 ACRE TRACT, 191.14 FEET TO A CALCULATED POINT IN SAID LINE, AT THE

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2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/22/2010 and recorded in Document 2010081125 real property records of Williamson County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 06/03/2025

Time: 11:00 AM

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 or as designated by the County Commissioners Court.

4. **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.

5. **Obligations Secured.** The Deed of Trust executed by MARGARET RAMIREZ MIRANDA, provides that it secures the payment of the indebtedness in the original principal amount of \$202,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

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.