

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: October 5, 2023
Grantor(s): KC REI Holdings, LLC
Original Mortgagee: HouseMax Funding, LLC
Original Principal: \$315,000.00
Recording Information: 2023058026
Property County: Williamson
Property: BEING PART OF BLOCK 17, COFFEE ADDITION TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, AND THE LOT ADJOINING SAME ON THE EAST, BEING PART OF OUTLOT 6, DIVISION B, OF SAID CITY OF GEORGETOWN, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS.

at 5:53 FILED o'clock P M
MAY 12 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

Being 0.259 acres of land, more or less, out of the William Addison Survey, Abstract No. 21, Williamson County, Texas, and being that same property described in a Warranty Deed recorded in Volume 2505, Page 375, Official Records, Williamson County, Texas, said 0.259 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 0.259 acres, same being the northeast corner of the Salvador Garcia 0.46 acres (Document No. 2007090451) and on the Southwest Right-of-Way line of Maple Street, same also being the POINT OF BEGINNING;

THENCE along the Southwest Right-of-Way line of said Maple Street, South 29 degrees 38 minutes 31 seconds East (called South), a distance of 41.62 feet (called 42.08 feet) to a 3/8 inch iron rod found for the northeast corner of this 0.259 acres, same being the northwest corner of the Henry J. Aguilar, et ux 0.280 acres (Document No. 2009055480);

THENCE along the line common to this 0.259 acres and said Aguilar 0.280 acres, South 69 degrees 35 minutes 30 seconds West (called West), a distance of 276.36 feet (called 275.60 feet) to a point for southeast corner of this 0.259 acres, same being a southwesterly corner of said Aguilar 0.280 acres, and on the Northeast Right-of-Way line of San Jose Street;

THENCE along the Northeast Right-of-Way line of San Jose Street, North 20 degrees 17 minutes 44 seconds West (called North), a distance of 41.61 feet (called 41.66 feet) to a 1/2-inch iron rod capped WALS set for the northwest corner of this 0.259 acres, same being the southwest corner of said the Jaquelyn Mika West Portion of Block 16, Coffee Addition to the City of Georgetown, Texas (Document No. 2017116411);

THENCE along the line common to this 0.259 acres and said Mika West Portion of Lot 16, North 69 degrees 42 minutes 16 seconds East (called East), a distance of 269.60 feet (called 269.60 feet) to the POINT OF BEGINNING, and containing 0.259 acres of land, more or less.

Property Address: **1807 San Jose Street
Georgetown, TX 78626**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **TRYON STREET ACQUISITION TRUST I**
Mortgage Servicer: **Selene Finance LP**
Mortgage Servicer: **3501 Olympus Boulevard**
Address: **5th Floor, Suite 500
Dallas, TX 75019**

SALE INFORMATION:

Date of Sale: **June 3, 2025**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

Substitute Trustee: **Angela Zavala, Michelle Jones, Richard Zavala, Jr, Sharlet Watts, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**

Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct

and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on May 12, 2025, I filed at the office of the Williamson County Clerk to be posted at the Williamson County courthouse this notice of sale.

Angela Zavala
Declarant's Name: Angela Zavala

Date: MAY 12 2025

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520