NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. Information regarding the indebtedness and deed of trust lien that is the subject of this appointment

Deed of Trust:

MAY 1 4 2024 KW

at 12:05 o'clock_

Date:

February 17, 2023

Grantor(s):

Titan Rentals, LLC

Nancy E. Riter Recorded In: Document No. 2023019325, Williamson County, Texas County Clerk, Williamson Co., TX

Property:

Lot 14, Block L, of Siena Section 16, a subdivision in Williamson County, Texas according to the map or plat thereof in Document Number 2016080532, Official Public Records, Williamson County,

Texas (the "Property").

Lender:

Dulonda Leggs

Property to Be Sold:

Property described in "Exhibit A" attached hereto and made a part hereof; together will all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Information regarding the public sale to be held:

Substitute Trustee:

Tanya Robinson, Substitute Trustee

Appointed by written instrument in Document No. 2024038037.

Williamson County, Texas.

Date of Sale:

June 4, 2024, being the first Tuesday in said month.

Time of Sale:

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

Place of Sale:

Williamson County, Texas at the following location: AT THE NORTHEAST BASEMENT DOOR OF TH ENEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78686; 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

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, Dulonda Leggs, appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Dulonda Leggs make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.

Tanya Robinson, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on Mary 13th , 2024, by Tanya Robinson, in her capacity as Substitute Trustee

(Personalized Seal)

Notary Public, in and for the State of Texas

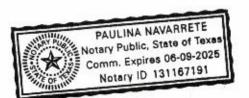


Exhibit "A"

Property Description:

LOT 14, BLOCK L, OF SIENA SECTION 16, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF IN DOCUMENT NUMBER 2016080532, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.