

**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:** 12/08/2004  
**Grantor(s):** JOSE LOUIS JIMENEZ AND MARY ELAINE JIMENEZ, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SCME MORTGAGE BANKERS, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS  
  
**Original Principal:** \$75,050.00  
**Recording Information:** Instrument 2004095345  
**Property County:** Williamson  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1951 COUNTY ROAD 425, TAYLOR, TX 76574

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Specialized Loan Servicing LLC  
**Mortgage Servicer:** Specialized Loan Servicing LLC  
**Current Beneficiary:** Specialized Loan Servicing LLC  
**Mortgage Servicer Address:** 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of March, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER in Williamson County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Williamson County Commissioner's Court, at the area most recently designated by the Williamson County Commissioner's Court.

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 and 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 of the Deed of Trust.

**FILED**  
at 10:38 o'clock P M

JAN 16 2024

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



4. 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 Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers 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 interests 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.

**Substitute Trustee(s):** David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Angela Zavala whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Jan. 16, 2024 I filed and / or recorded 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.

By: Angela Zavala

Exhibit "A"

JURANEK 1.0 ACRE

BEING 1.0 ACRE OF LAND, SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING PART OF THE PEDRO ZARZA SURVEY AND OUT OF THE SAME LAND CONVEYED TO STANLEY W. JURANEK, JOE M. JURANEK, FRANK G. JURANEK, MARY ANN JURANEK MOKRY, PAUL T JURANEK, DOROTHY JURANEK ROBINSON, DANIEL J. JURANEK, AND MICHAEL R. JURANEK, IN EQUAL SHARES, BY DEED RECORDED IN VOL. 727, PAGE 648 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING AT AN EXISTING BOIS-D'-ARC POST THAT IS THE NE CORNER OF 150 ACRES OF LAND CONVEYED TO GUSTAV ZEPLIN BY MARK JONES BY DEED RECORDED IN VOL. 47, PAGE 474, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING THE SAME LANE CONVEYED TO MARY JURANEK BY GUSTAV ZEPLIN AND WIFE, MARY ZEPLIN, BY DEED DATED DECEMBER 18, 1924 AND RECORDED IN VOLUME 221, PAGE 6, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE S 20 DEGREES WEST, 1800 FT. WITH THE EAST LINE OF SAID 150 ACRE TRACT TO A 3/8" IRON PIN IN EAST LINE OF SAID 150 ACRE TRACT AND THE WEST R.O.W. OF COUNTY ROAD 425 FOR THE NE CORNER OF A 30 FT. EASEMENT TO THIS ONE ACRE TRACT.

THENCE N 70 DEGREES WEST WITH THE NORTH LINE OF SAID EASEMENT, 201 FT. TO AN IRON BAR SET FOR THE NW CORNER OF SAID EASEMENT AND THE EAST LINE OF THIS ONE ACRE TRACT.

THENCE N 20 DEGREES EAST, 129.4 FT. TO AN IRON BAR SET FOR THE NE CORNER OF THIS ONE ACRE TRACT.

THENCE N 70 DEGREES WEST, 208.71 FT. TO AN IRON BAR SET FOR THE NW CORNER OF THIS ONE ACRE TRACT.

THENCE S 20 DEGREES WEST, 208.71 FT. TO AN IRON BAR SET FOR THE SW CORNER OF THIS ONE ACRE TRACT.

THENCE S 70 DEGREES EAST, 208.71 FT. TO AN IRON BAR SET FOR THE SE CORNER OF THIS ONE ACRE TRACT.

THENCE N 20 DEGREES EAST, 49.3 FT. TO AN IRON BAR SET IN THE EAST LINE OF THIS ONE ACRE TRACT AND THE SW CORNER OF THE 30 FT. WIDE BY 201 FT LONG EASEMENT TO THIS ONE ACRE TRACT.

THENCE N 20 DEGREES EAST, 30 FT. TO THE PLACE OF BEGINNING CONTAINING ONE ACRE OF LAND.

30 FOOT ROAD EASEMENT

BEING A 30 FOOT ROAD EASEMENT, SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING PART OF THE PEDRO ZARZA SURVEY AND OUT OF THE SAME LAND CONVEYED TO STANLEY W. JURANEK, JOE M. JURANEK, FRANK G. JURANEK, MARY ANN JURANEK MOKRY, PAUL T JURANEK, DOROTHY JURANEK ROBINSON, DANIEL J. JURANEK, AND MICHAEL R. JURANEK, IN EQUAL SHARES, BY DEED RECORDED IN

VOL. 727, PAGE 648 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING AT AN EXISTING BOIS-D'-ARC POST THAT IS IN THE NE CORNER OF 150 ACRES OF LAND CONVEYED TO GUSTAV ZEPLIN BY MARK JONES BY DEED RECORDED IN VOL. 47, PAGE 474, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING THE SAME LANE CONVEYED TO MARY JURANEK BY GUSTAV ZEPLIN AND WIFE, MARY ZEPLIN, BY DEED DATED DECEMBER 18, 1924 AND RECORDED IN VOLUME 221, PAGE 6, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE S 20 DEGREES WEST, 1800 FT. WITH THE EAST LINE OF SAID 150 ACRE TRACT TO A 3/8" IRON PIN IN EAST LINE OF SAID 150 ACRE TRACT AND THE WEST R.O.W. OF COUNTY ROAD 425 FOR THE NE CORNER OF A 30 FT. EASEMENT.

THENCE N 70 DEGREES WEST WITH THE NORTH LINE OF SAID EASEMENT, 201 FT. TO AN IRON BAR SET FOR THE NW CORNER OF SAID EASEMENT AND THE EAST LINE OF A ONE ACRE TRACT.

THENCE S 20 DEGREES WEST, 30.0 FT. TO IRON BAR SET FOR THE SW CORNER OF THIS 30 FT. EASEMENT.

THENCE S 70 DEGREES EAST 201 FT. TO AN IRON PIN SET FOR THE SE CORNER OF THIS 30 FT. EASEMENT AND SAID POINT BEING IN THE WEST R.O.W. OF COUNTY RD. 425.

THENCE N 20 DEGREES EAST, 30 FT. ALONG THE WEST R.O.W. OF COUNTY RD. 425 TO THE PLACE OF BEGINNING CONTAINING 0.138 ACRES OF LAND.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254