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FILED
at 12:24 o'clock PM

FEB 10 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALEDATE, TIME, PLACE OF SALE:

Date: Tuesday, the 4th day of March, 2025
Time: 10:00 am or not later than three hours after that time
Place:

**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.**

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

TERMS OF SALE: CASHDEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 15, 2023
Grantor(s): Rebound Ventures, LLC
Original Mortgagee: Velocity Commercial Capital, LLC
Original Principal: \$254,250.00
Recording Information: Deed Inst. # 2023039877
Current Mortgagee/Beneficiary: Velocity Commercial Capital Loan Trust 2023-RTL1
Secures: Term Note (the "Note") in the original principal amount of \$254,250.00 and all obligations contained therein. All sums secured by the Deed of Trust, (the "Deed of Trust") have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, amended, corrected and/or extended.

PROPERTY TO BE SOLD:

Property County: Williamson
Property Description: (See Attached Exhibit "A")
Property Address: 316 Flinn Street, Hutto, Texas 78634
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Master Mortgage Servicer: Velocity Commercial Capital, LLC
Mortgage Servicer Address: 30699 Russell Ranch Rd., Ste. 295, Westlake Village, CA 91362

SUBSTITUTE TRUSTEE(S): Virgil Jordan, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts, or any.

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Dr., Ste. 780, Irving, TX 75038

DOCUMENT PREPARED BY:
McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Ste. 780, Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Angela Zavala whose address is 1320 Greenway Dr # 780 Irving TX. I declare under penalty perjury that 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.

Return to: Jay.Jordan@mcclalla.com or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

EXHIBIT "A"

Lot 9, Block U, HUTTOPARKE SECTION 6, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet BB, Slide 230, Plat Records of Williamson County, Texas.