

41

FILED
at 11:53 o'clock A M
FEB 11 2025
Nancy E. Ruster
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 11, 2025

SUBSTITUTE TRUSTEE: ANGELA ZAVALA, MICHELLE JONES, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: September 1, 2022

Grantor: ANT SAVINGS CORP, a Florida corporation

Beneficiary: PAUL KIRK JANETZKE

Beneficiary's Mailing Address: c/o Law Office of Ben Williams, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

Trustee: ROBERT J. WILSON

Recording Information: Document No. 2022104037 Official Public Records of
Williamson County, Texas

Property:

7.3520 acres of land, situated in the L.B. JOHNSON SURVEY, ABSTRACT NO. 350, Williamson County, Texas, being out of and a part of that certain 12.715 acre tract of land as conveyed to Sherry Lee Baldwin Janetzke by instruction recorded in Document No 2007097784, Official Public Records of Williamson County, Texas, said 7.3520 acre tract being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced Deed of Trust.

NOTE:

Date: September 1, 2022

Amount: \$800,000.00

Debtor: ANT SAVINGS CORP, a Florida corporation

Holder: PAUL KIRK JANETZKE



DATE OF SALE OF PROPERTY:

Tuesday, March 4, 2025, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088