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at 3:30 FILED o'clock p M

FEB 09 2026

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

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, TITUS LEE FAIR JR. AND CRYSTAL FAIR, HUSBAND AND WIFE** delivered that one certain Deed of Trust dated FEBRUARY 28, 2024, which is recorded in INSTRUMENT NO. 2024015392 of the real property records of WILLIAMSON County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$379,535.00 payable to the order of INTERLINC MORTGAGE SERVICES, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS,** default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

**WHEREAS,** the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS,** VETERANS LAND BOARD OF THE STATE OF TEXAS, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**THEREFORE, NOTICE IS HEREBY GIVEN** that on MARCH 3, 2026, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

**LOT 25, IN BLOCK X, OF BROOKLANDS SECTION FIVE, AN ADDITION TO THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER DOCUMENT NUMBER 2022044502 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.**

The sale will occur at that area designated by the Commissioners Court of WILLIAMSON County, Texas, for such sales (OR AT THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER).

**BE ADVISED** that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. CONGRESS, AUSTIN, TEXAS 78701-1496. The name and address of the Mortgage Servicer is GATEWAY MORTGAGE, P.O. BOX 1560, JENKS, OK 74037. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: FEBRUARY 9, 2026.

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ANGELA ZAVALA OR  
MICHELLE JONES OR SHARLET WATTS

FILE NO.: GMG-3236  
PROPERTY: 302 ASHBY DR  
HUTTO, TEXAS 78634  
TITUS LEE FAIR, JR.

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



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The relief described hereinbelow is SO ORDERED.

Signed September 16, 2025.

*Christopher G. Bradley*  
CHRISTOPHER G. BRADLEY  
UNITED STATES BANKRUPTCY JUDGE

UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF TEXAS  
AUSTIN DIVISION

IN RE: § CASE NO. 25-10287  
§  
TITUS LEE FAIR, JR §  
CRYSTAL DEONNA FAIR §  
DEBTORS § CHAPTER 13 BANKRUPTCY

**ORDER DENYING CONFIRMATION AND DISMISSING CASE**

Came on for consideration the Chapter 13 Plan filed by the Debtor, and the Court, having reviewed the record and considered the arguments presented, finds that confirmation of the plan should be denied and the case dismissed.

IT IS FURTHER ORDERED that effective the date of this Order, no further payments should be sent to Deborah B. Langehennig, Chapter 13 Trustee.

IT IS FURTHER ORDERED that the Trustee be discharged and relieved of her trust and of her sureties, and that the remaining balances of all debts due and owing creditors as of the date of this dismissal are not discharged or affected in any manner by this order.

IT IS THEREFORE ORDERED that:

1. Confirmation of the Chapter 13 Plan is **DENIED**.
2. The above-captioned Chapter 13 bankruptcy case is hereby **DISMISSED**.

All pending motions are rendered **MOOT** by this dismissal, unless otherwise ordered.

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**AGREED & ACCEPTED**

/s/ Julianne M Parker  
Julianne M. Parker  
State Bar No. 15492020  
ALLMAND LAW FIRM, PLLC  
860 Airport Freeway, Suite 401  
Hurst, TX 76054  
Telephone: (214) 265-0123  
Facsimile: (214) 265-1979  
ATTORNEY FOR DEBTOR

/s/ Deborah B. Langehennig  
Deborah B Langehennig, Trustee  
PO Box 91419  
Austin, TX 78709