

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF WILLIAMSON

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FILED
at 1:23 o'clock P M

FEB 12 2024 K/W

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

DEED OF TRUST:

Date: August 8, 2014
Grantor: Crystal D. Duncan
Original Beneficiary: BancorpSouth Bank
Trustee: Don W. Ledbetter, PLLC
Recording Info: Clerk's File No. 2014067615 of the Real Property Records of Williamson County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Angela Zavala and/or Richard Zavala, Jr., and/or Michelle Jones and/or Sharlet Watts and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Lot 15, of Block I, Final Plat Greenhill, Section One, according to the map or plat thereof, recorded in Cabinet D, Slide 33, Plat Records, Williamson County, Texas.

DATE OF SALE: Tuesday, March 5, 2024
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Williamson County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Williamson County Courthouse, or, if there is no such entrance, then at the west wall of the Williamson County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: February 12, 2024

Angela Zavala
Angela Zavala and/or Richard Zavala, Jr., and/or Michelle Jones and/or Sharlet Watts and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471