

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 16, 2014, MICHAEL ANGUSTIA AND KIT ANGUSTIA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to LD ESCROW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2014028342, in Book N/A, at Page N/A, in the DEED OF TRUST OR REAL PROPERTY RECORDS of WILLIAMSON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 7, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 in **WILLIAMSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 19, BLOCK M, THE RANCH AT BRUSHY CREEK, SECTION 1, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SLIDE 375, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Property Address: 3601 TURKEY PATH BEND, CEDAR PARK, TX 78613
Mortgage Servicer: STATEBRIDGE COMPANY, LLC
Notchholder: NATIONAL COOPERATIVE BANK,
N.A.
6061 S. WILLOW DRIVE, SUITE 300, GREENWOOD
VILLAGE, CO 80111

The Mortgage Servicer is authorized to represent the Notchholder by virtue of a servicing agreement with the Notchholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 7th day of March, 2024

Angela Zavala

David Ackel, Travis Kaddu, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Marinosci Law Group PC

FILED
at 2:00 o'clock PM
MAR 07 2024 *kw*

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

Substitute Trustee Address:
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300