

FILED
at 9:41 o'clock a.m.

FEB 25 2025 *Allee*

Notice of Acceleration and Notice of Trustee's Sale

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

Date: February 21, 2025

Substitute Trustee: William B. Gammon

Substitute Trustee's Address: 901 S. MoPac, Building 1, Suite 300, Austin, TX 78746

Mortgagee: Moises Perez

Mortgagee's Address: 20404 Shellduck Drive Pflugerville, TX 78660

Mortgage Servicer: Moises Perez

Mortgage Servicer's Address: 20404 Shellduck Drive Pflugerville, TX 78660

Note: Dated January 31, 2024

Deed of Trust

Date: January 31, 2024

Grantor: G & G Estates, LLC

Mortgagee: Moises Perez

Recording information: Instrument number 2024008000 in the real property records of Williamson County, Texas.

Property: Lot 23, in Block A, REPLAT OF HIDDEN CREEK ESTATES, according to the map or plat thereof recorded in Document No. 2016080712, Official Public Records, Williamson County, Texas.

County: Williamson

Date of Sale (first Tuesday of month): April 1, 2025

Time of Sale: No earlier than 10:00 AM or not later than three hours after that time.

Place of Sale: 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.

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.

Moises Perez, Mortgagee, has appointed William B. Gammon as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

William B. Gammon

