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25-01014  
2600 COUNTY RD 279, LEANDER, TX 78641

FILED  
at 11:41 o'clock AM

MAR 20 2025

Nancy E. Ruter

County Clerk, Williamson Co., TX

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Property:** The Property to be sold is described as follows:  
See Exhibit A

**Security Instrument:** Deed of Trust dated August 10, 2020 and recorded on August 11, 2020 at Instrument Number 2020092529 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

**Sale Information:** May 6, 2025, at 10:00 AM, or not later than three hours thereafter, at the northeast basement door in the new addition to the Williamson County Justice Center, or as designated by the County Commissioners Court.

**Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:** The Deed of Trust executed by DANIEL VAUGHN AND KAREN VAUGHN secures the repayment of a Note dated August 10, 2020 in the amount of \$349,600.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**



4838081

*Mary Company*

De Cubas & Lewis, P.C.  
Mary Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Angela Zavala*

Substitute Trustee(s): David Ackel, Travis Kaddatz,  
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, Angela Zavala,  
Michelle Jones, Richard Zavala, Jr., Sharlet  
Watts||Angela Zavala, Michelle Jones

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 20<sup>th</sup> day of March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



### Exhibit A

FIELD NOTE DESCRIPTION OF 4.505 ACRES OF LAND OUT OF THE JOSEPH LEE SURVEY ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT SAME (4.49 ACRE) TRACT CONVEYED TO RALPH WAYNE BOULLION AND ANN ELAINE BOULLION BY WARRANTY DEED RECORDED IN VOLUME 871 PAGE 569 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALSO KNOWN AS LOT 5, "LIVE OAK RANCH UNIT 2", AN UNRECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the west right-of-way line of County Road 279 at the Southeast corner of that (4.49 Acre) tract conveyed to Ralph Wayne Boullion and Ann Elaine Boullion by Warranty Deed recorded in Volume 871 Page 569 of the Deed Records of Williamson County, Texas, and being the Southeast corner of Lot 5, "Live Oak Ranch Unit 2" an unrecorded subdivision in Williamson County, Texas, and being the Southeast corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE leaving the west right-of-way line of County Road 279 with the south line of said Boullion (4.49 Acre) tract, S 69 deg. 55' 53" W 771.58 ft. to a 1/2 inch iron rod found in the east line of that tract conveyed to Keystar Lucky Jane LTD by deed recorded in Volume 2497 Page 435 of the Deed Records of Williamson County, Texas, at the Southwest corner of said Boullion (4.49 Acre) tract and the Southwest corner of said Lot 5, and being the Southwest corner of this tract;

THENCE with the east line of said Keystar Lucky Jane Ltd. tract, N 17 deg. 34' 26" W 262.71 ft. to a 1/2 inch iron rod found at the Northwest corner of said Boullion (4.49 Acre) tract, being the Northwest corner of said Lot 5, and being the Northwest corner of this tract;

THENCE with the north line of said Boullion (4.49 Acre) tract, N 71 deg. 10' 02" E at 761.66 ft. pass a 1/2 inch iron rod found and continue on the same course 10.70 ft. more for a total distance of 772.36 ft. to a 1/2 inch iron rod set in the west right-of-way line of County Road 279 at the Northeast corner of said Boullion (4.49 Acre) tract, being the Northeast corner of said Lot 5, and being the Northeast corner of this tract;

THENCE with the west right-of-way line of County Road 279, S 17 deg. 16' 00" E 246.09 ft. to the Place of Beginning, containing 4.505 Acres or 196,258 square feet of land.

The Company does not represent or insure that the acreage or square footage calculations are correct.

Ellie Mae, Inc.

GDEXA 0100  
TXDEED (CLS)

*Ralph Wayne Boullion*

8/10/2020

*Karen Vaughn*

8/10/2020

