

FILED
at 11:30 o'clock A M

MAR 28 2024

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

00000010062693

333 WESTFALL TRI.
LIBERTY HILL, TX 78642

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: May 07, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 28, 2018 and recorded in Document CLERK'S FILE NO. 2018077189 real property records of WILLIAMSON County, Texas, with RICKY GAVIT AND MONICA GAVIT, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICKY GAVIT AND MONICA GAVIT, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$319,113.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FLAGSTAR BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. FLAGSTAR BANK, NA, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, NA
5151 CORPORATE DRIVE
TROY, MI 48098



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ANGELA ZAVALA OR MICHELLE JONES whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust and further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WILLIAMSON County Clerk and caused to be posted at the WILLIAMSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

DESCRIPTION OF A 2.007 ACRE TRACT, BEING OUT OF AND A PART OF THE THOMAS F. GRAY SURVEY NO. 250, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 2.007 ACRE TRACT BEING ALL OF THAT 2.01 ACRE TRACT AS RECORDED IN VOLUME 1960, PAGE 318 OF THE WILLIAMSON COUNTY DEED RECORDS, AND CONVEYED TO MICHAEL UMSCHIED IN DOCUMENT #2015045417 OF THE WILLIAMSON COUNTY DEED RECORDS, ALSO BEING A PART OF LOT 19, BLOCK "C" DURHAM PARK AS RECORDED IN CABINET "B", SLIDES 195-197 OF THE WILLIAMSON COUNTY PLAT RECORDS, SAID 2.007 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT SOUTHEAST CORNER OF LOT 19, BLOCK "C" DURHAM PARK AS RECORDED IN CABINET "B", SLIDES 195-197 OF THE WILLIAMSON COUNTY PLAT RECORDS, AND THE NORTHEAST CORNER OF LOT 20, BLOCK "C" OF THE SAID DURHAM PARK AND THE WEST RIGHT-OF-WAY OF WESTFALL TRAIL (60' RIGHT-OF-WAY) AS SHOWN ON THE SAID DURHAM PARK, AND THE SOUTHEAST CORNER OF A 2.01 ACRE TRACT AS RECORDED IN VOLUME 1960, PAGE 318 OF THE SAID WILLIAMSON COUNTY DEED RECORDS;

THENCE, N50°17'00"W WITH THE COMMON LINE BETWEEN THE SAID LOT 19 AND THE SAID LOT 20, FOR A DISTANCE OF 527.21' FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID LOT 19 AND THE NORTHWEST CORNER OF THE SAID LOT 20, BEING IN THE EAST LINE OF LOT 4, BLOCK "C" OF THE SAID DURHAM PARK, ALSO BEING THE SOUTHWEST CORNER OF THE SAID 2.01 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N33°05'23"E, WITH THE COMMON LINE BETWEEN THE SAID LOT 19 AND THE SAID LOT 4, AT 65.03' PASS A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID LOT 4 AND THE SAID SOUTHEAST CORNER OF LOT 5, BLOCK "C" OF THE SAID DURHAM PARK, CONTINUING WITH THE COMMON LINE BETWEEN THE SAID LOT 19 AND THE SAID LOT 5 FOR A TOTAL DISTANCE OF 163.52' FEET TO A 60D NAIL FOUND AT THE NORTHWEST CORNER OF THE SAID 2.01 ACRE TRACT AND THE SOUTHWEST CORNER OF A 1.89 ACRE TRACT AS CONVEYED TO ROBERT TYLER AS RECORDED IN DOCUMENT #2014028040 OF THE WILLIAMSON COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S50°12'00"E, CROSSING THE SAID LOT 19, WITH THE NORTH LINE OF THE SAID 2.01 ACRE TRACT AND THE SOUTH LINE OF THE SAID ROBERT TAYLOR TRACT, FOR A DISTANCE OF 553.87' FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID 2.01 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID ROBERT TYLER TRACT, AND BEING IN THE SAID WEST RIGHT- OF-WAY OF WESTFALL TRAIL, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID LOT 19, BEARS N42°59'12E, 129.35' FEET;

THENCE, S43°12'48"W, WITH THE EAST LINE OF THE SAID LOT 19 AND THE WEST RIGHT- OF-WAY OF THE SAID WESTFALL TRAIL FOR A DISTANCE OF 60.87' FEET TO A 1/2" IRON ROD FOUND (SPINNER) AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, WITH EAST LINE OF THE SAID LOT 19 AND THE WEST RIGHT-OF-WAY OF THE SAID WESTFALL TRAIL, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°15'34", A RADIUS OF 1774.62' FEET, CHORD BEARS S42°01'49"W, 100.94' FOR AN ARC DISTANCE OF 100.95' FEET TO THE PLACE OF BEGINNING, CONTAINING 2.007 ACRES OF LAND AREA.