

STATE OF TEXAS
COUNTY OF WILLIAMSON

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FILED
at 3:06 o'clock PM

APR 03 2025
Nancy E. Ruster
County Clerk, Williamson Co., TX

NOTICE OF FORECLOSURE SALE

Deed of Trust ("Deed of Trust")

Dated: 03/29/2013

Grantor(s): John Xavier Buentello Sr. & Lisa Marie Mata-Buentello

Trustee: Mark Hallmark, Attorney at Law

Lender: Sylvester Walls

Recorded in: 2013028020 of the Real Property Records of Williamson County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$100,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Pacific Southwest Note Fund, LLC ("Beneficiary") by an instrument dated 04/19/2023, and recorded in 2023032397 of the Real Property Records of Williamson County, Texas

Substitute Trustee: Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100
Austin, TX 78731

Mortgage Servicer: FCI Lender Services, Inc

Mortgage Servicer's
Address:

8180 East Kaiser Blvd. Anaheim Hills, CA 92808

Foreclosure Sale:

Date:

Tuesday, 05/06/2025

Time:

The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

Place:

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

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Pacific Southwest Note Fund, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Pacific Southwest Note Fund, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Pacific Southwest Note Fund, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

FCI Lender Services, Inc is representing Pacific Southwest Note Fund, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Pacific Southwest Note Fund, LLC and FCI Lender Services, Inc are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with

the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

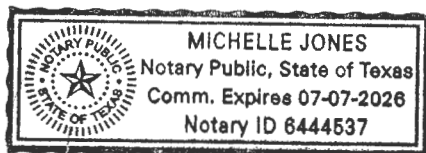
By: Angela Zavala
Angela Zavala Substitute Trustee

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me by Angela Zavala on
APRIL 3, 2025



Michelle Jones
Notary Public, State of Texas
Commission Expires: 7-7-26
Printed Name:
Michelle Jones

Exhibit A: Property Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN WILLIAMSON COUNTY, TEXAS BEING OUT OF THE L.B. JOHNSON SURVEY AND HENRY GARMES SURVEY AND BEING A PORTION OF TRACT NO. 32 OF SOUTH SAN GABRIEL RANCHES SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 12 OF THE WILLIAMSON COUNTY PLAT RECORDS.

BEGINNING AT A STEEL STAKE, THE SW CORNER OF A TRACT OF 2.72 ACRES OF LAND DESCRIBED IN DEED DATED JANUARY 28, 1994 FROM CHARLIE MAYNARD, ET AL, TO LONNIE DRAPER AND BESSIE ANN DRAPER OF RECORD IN VOLUME 2479, PAGE 13, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N 15° 42' E 160.5 FEET TO A STEEL STAKE IN THE CENTER OF BETH BRANCH;

THENCE S 68° 27' E 447.2 FEET TO A STEEL STAKE, THE NE CORNER HEREOF AND THE NW CORNER OF TRACT 32D;

THENCE S 25° 9' W 186.4 FEET TO A STEEL STAKE FOR SE CORNER HEREOF, THE SW CORNER OF TRACT 32D,

THENCE N 64° 51' W 420 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.72 ACRES, MORE OR LESS, AND BEING SHOWN AS TRACT 32E ON A RESUBDIVISION OF SAID TRACT NO. 32 OF SOUTH SAN GABRIEL RANCHES SUBDIVISION.

(HAVING AN ADDRESS AT 240 JENNIFER LANE, LEANDER, TEXAS 78641).