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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 1, 2026

at 2:10 FILED o'clock PM

DEED OF TRUST:

Date: June 22, 2020

Grantor: JOSE ALBERTO ADUELO HERRERA and FELIPE AUDELO
VARGAS

Beneficiary: KAREN ANN CURTIS

Trustee: ANDREA L. BLEAU

Substitute Trustee: ROBERT E. BLACK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 2020066786, Real Property Records, Williamson County,
Texas.

APR 08 2026
Nancy E. Ruster
County Clerk, Williamson Co., TX

PROPERTY:

Lot 183, BELL MEADOWS SECTION THREE, according to the map or plat thereof
recorded in Cabinet R, Slide 205, Plat Records, Williamson County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: June 22, 2020

Original Principal Amount: \$174,900.00

Holder: KAREN ANN LEAVER previously known as KAREN ANN CURTIS

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00
p.m.):** 5th day of May, 2026.

PLACE OF SALE OF PROPERTY:

County Courthouse of Williamson County, Georgetown, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



ROBERT E. BLACK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964