

73

at 10:40 FILED o'clock A M

APR 09 2026

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

00000010732774

333 PEDERNALES LN
HUTTO, TX 78634

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 05, 2026

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 January 25, 2025 and recorded in Document INSTRUMENT NO. 2025008346 real property records of WILLIAMSON County, Texas, with SERETHA S GREGG AND STEPPHUN GREGG A MARRIED COUPLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SERETHA S GREGG AND STEPPHUN GREGG A MARRIED COUPLE, securing the payment of the indebtednesses in the original principal amount of \$373,020.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

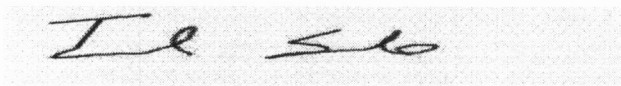
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



NTSS00000010732774

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 XOME INC. AND TEJAS CORPORATE TRUSTEE LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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: _____

333 PEDERNALES LN
HUTTO, TX 78634

00000010732774

00000010732774

WILLIAMSON

EXHIBIT "A"

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF HUTTO, COUNTY OF WILLIAMSON, STATE OF TX. AND IS DESCRIBED AS FOLLOWS:

LOT 18, BLOCK Q, OF SOUTHGATE, PHASE 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2023038488 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PARCEL ID(S): R649081

BEING PREVIOUSLY CONVEYED BY SPECIAL WARRANTY DEED FROM SOUTHGATE HUTTO DEVELOPMENT, INC., A TEXAS CORPORATION TO, DATED 07/03/2023, AND RECORDED ON 07/06/2023 AT DOCUMENT REFERENCE 2023055529 IN WILLIAMSON COUNTY, TEXAS.

BEING PREVIOUSLY CONVEYED BY WARRANTY DEED WITH VENDORS LIEN FROM CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP BY: CHTEX OF TEXAS, INC., A CORPORATION, GENERAL PARTNER TO SERETHA S. GREGG AND STEPPHUN GREGG, HUSBAND AND WIFE, DATED 12/12/2023, AND RECORDED ON 12/14/2023 AT DOCUMENT REFERENCE 2023102239 IN WILLIAMSON COUNTY, TEXAS.