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at 9:12 o'clock A M
APR 21 2024
Nancy E. Ruster
County Clerk, Williamson Co., TX

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 11, 2024

NOTES: First Lien Note described as follows:

Date: September 4, 2007

Maker: Dominique Frias and Damon Baladez

Payee: Habitat for Humanity of Williamson County

Original Principal Amount: \$53,330.00

Second Lien Note described as follows:

Date: September 4, 2007

Maker: Dominique Frias and Damon Baladez

Payee: Habitat for Humanity of Williamson County

Original Principal Amount: \$26,665.00.

DEEDS OF TRUST: First Lien Deed of Trust described as follows:

Date: September 4, 2007

Grantor: Dominique Frias and Damon Baladez

Trustee: Merlin Lester

Beneficiary: Habitat for Humanity of Williamson County

Recorded: as Document No. 2007077145 in the real property records of Williamson County, Texas

Second Lien Deed of Trust described as follows:

Date: September 4, 2007

Grantor: Dominique Frias and Damon Baladez

Trustee: Merlin Lester

Beneficiary: Habitat for Humanity of Williamson County

Recorded: as Document No. 2007077146 in the real property records of Williamson County, Texas

LENDER: Habitat for Humanity of Williamson County

BORROWER: Dominique Frias and Damon Baladez

PROPERTY: The real property described as follows:

Lot Two (2), HABITAT VILLAGE FOUR, a subdivision of Williamson County, Texas, according to

the map or plat thereof recorded in Cabinet X, Slides 340-341, Plat Records, Williamson County, Texas. Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Douglas Cornwell

Substitute Trustee's Mailing Address:

106 Fannin Avenue East

Round Rock, Texas 78664

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 7, 2024, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Williamson County, Texas 78626.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

RECITALS

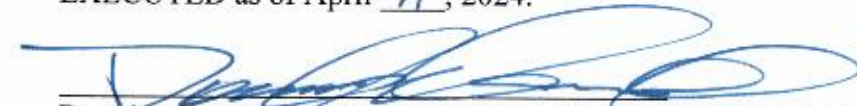
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to

any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of April 11, 2024.


Douglas Cornwell, Substitute Trustee of Habitat for Humanity
Of Williamson County, Texas, Inc.

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

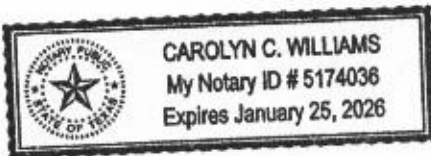
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This instrument was acknowledged before me on the 11th day of April, 2024, by Douglas Cornwell.



Notary Public, State of Texas



After recording, please return original to:

Dietz & Jarrard, P.C.
106 Fannin Avenue East
Round Rock, Texas 78661