

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/11/2001

Grantor(s)/Mortgagor(s):
JEREMY RUIZ, AN UNMARRIED MAN AND
STEPHANIE GARZA, AN UNMARRIED WOMAN
Current Beneficiary/Mortgagee:
GSMPS Mortgage Loan Trust 2006-RP1, U.S. Bank
National Association, as Trustee

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR SD
MORTGAGE SERVICES, LTD., ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2001027327

Property County:
WILLIAMSON

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: LOT 20, BLOCK B, CRYSTAL KNOLL TERRACE UNIT THREE, A SUBDIVISION IN WILLIAMSON
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET S, SLIDE 131, OF THE PLAT
RECORDS OF WILLIAMSON COUNTY, TEXAS.

Date of Sale: 11/7/2023 **Earliest Time Sale Will Begin:** 10:00 am

Place of Sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 OR IN THE
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS
PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(f):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.

Angela Zavala
David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers,
Thomas Gilbraith, Jason Spence, Aarti Patel, Dylan Ruiz,
Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum,
Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com,
Angela Zavala, Michelle Jones, Richard Zavala, Jr, Sharlet Watts
or Tracy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD

AUG 10 2023

Nancy E. Roster
County Clerk, Williamson Co. TX

MH File Number: TX-23-97011-POS
Loan Type: FHA