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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILED FOR RECORD**

STATE OF TEXAS

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SEP 28 2023

COUNTY OF WILLIAMSON



County Clerk, Williamson Co. TX

**DEED OF TRUST:**

Date: December 8, 2021  
Grantor: Clayton William Bishop and Michelle Lynn Bishop  
Original Beneficiary: Cadence Bank  
Trustee: Charles J. Pignuolo  
Recording Info: Clerk's File No. 2021189264 of the Real Property Records of Williamson County, Texas

**CURRENT BENEFICIARY:** Cadence Bank

**SUBSTITUTE TRUSTEE:** Angela Zavala and/or Richard Zavala and/or Michelle Jones and/or Scarlet Watts and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


**PROPERTY DESCRIPTION:** Lot 23, Block A, Walnut Springs Subdivision Phase I, a subdivision in Williamson County, Texas, according to the Map/Plat thereof recorded in Cabinet CC, Slide 207, Plat Records of Williamson County, Texas.

**DATE OF SALE:** Tuesday, November 7, 2023  
**TIME OF SALE:** No earlier than 10:00 AM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Williamson County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Williamson County Courthouse, or, if there is no such entrance, then at the west wall of the Williamson County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein 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 service to the sender of this notice immediately.**

DATED: September 28, 2023

  
Angela Zavala and/or Richard Zavala and/or Michelle Jones and/or Scarlet Watts and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
**BADGER LAW** PLLC  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471