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at 1:02 FILED o'clock P M

OCT 02 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

**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.**

Matter No.: 137512-TX

Date: September 30, 2025

County where Real Property is Located: Williamson

ORIGINAL MORTGAGOR: SOLEDAD ANGUIANO

ORIGINAL MORTGAGEE: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

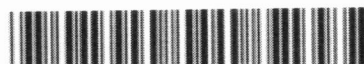
DEED OF TRUST DATED 2/13/1996, RECORDING INFORMATION: Recorded on 2/13/1996, as Instrument No. 9607437 and Deed of Trust to Secure Assumption recorded on 06/04/1998 as Instrument No. 9830626 and re-recorded on 07/30/1998 under Instrument No. 9843059

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **FIELD NOTES FOR A LOT 125 FT WIDE BY 100 FOOT DEEP THAT IS WEST OF, AND ADJOINING, THE WEST LINE OF NEILL STREET OF THE OIL CITY ADDITION TO THE TOWN OF THRALL, WILLIAMSON COUNTY, TEXAS, WILLIAMSON COUNTY PLAT RECORDS CABINET A, SLIDE 50. MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/4/2025, the foreclosure sale will be conducted in **Williamson** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage Servicer, is representing the Mortgagee, whose address is:

United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
c/o Dawson's Management - USDA
1455 Pleasant Hill Rd, Ste 206, Mailbox 209
Lawrenceville, GA 30044



Matter No.: 137512-TX

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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT "A"

FIELD NOTES FOR A LOT 125 ft wide by 100 foot deep THAT IS WEST OF, AND ADJOINING, THE WEST LINE OF NEILL STREET OF THE OIL CITY ADDITION TO THE TOWN OF Thrall, Williamson county, TEXAS, WILLIAMSON COUNTY PLAT RECORDS CABINET A, SLIDE 50.

BEING a LOT, PARCEL OR TRACT of land, lying and being situated in Williamson County, Texas, a part of the J. Bevil Survey, Abstract #59, and being in the City Limits of the Town of Thrall, Texas, and in an unrecorded subdivision that adjoins the West line of Neill Street of said Town, and more particularly being that certain tract of land conveyed to James C Pyle and wife Maria T. Pyle as 0.287 acres of record in Volume 1265, page 223 of the Real Property Deed Records of Williamson County, Texas, and more fully described by metes and bounds as follows:

BEGINNING at a point in the West line of Neill Street, said point bears N 11°30' W 760.50 feet from a ½-inch iron rod found in the fenced South City Limits Line of said Town, and a ½-inch iron rod set at said point, and the N.E. Corner of a 0.23 acre tract of land of record in Volume 1675, Page 964 of said deed records, and the S. E. Corner and PLACE OF BEGINNING of this, situated S 11°30' E 1,285 feet from center of tract Union Pacific RR,

THENCE, S 78°30' W 100.00 feet along the South line of this, and the North line of said 0.23 acre tract, to a ½-inch iron rod set, and the N.W. corner of said 0.23 acre tract, and the S. W. Corner of this,

THENCE, N 11°30' W 125.00 feet along the West line of this to a ½-inch iron rod set, and the S.W. Corner of another 0.23 acre tract of land of record in Volume 1042, page 227 of said deed records, and the N. W. Corner of this,

THENCE, N 78°30' E 100.00 feet along the North line of this, and the South line of said other 0.23 acre tract, to a point in the West line of Neill Street, to a ½-inch iron rod set, and the S.E. Corner of said 0.23 acre other tract, and the N. E. Corner of this,

THENCE, S 11°30' E 125.00 feet along the West line of said Neill Street, and the East line of this, to the PLACE OF BEGINNING and containing 0.287 acre of land.

RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.

Doc# 9607437
Pages: 6
Date : 02-13-1996
Time : 04:47:50 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 19.00