

## NOTICE OF TRUSTEE'S SALE

OCT 03 2024

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### DEED OF TRUST INFORMATION:

Grantor(s)	Tessa L. Snodgrass and Traviz E. Snodgrass	Deed of Trust Date	County Clerk, Williamson Co., TX
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for Guaranty Bank F.S.B. dba GB Shelter Mortgage, its successors and assigns	Original Principal	\$387,000.00
Recording Information	Instrument #: 2011070239 in Williamson County, Texas	Original Trustee	Thomas E. Black, Jr.
Property Address	1250 County Road 152, Georgetown, TX 78626	Property County	Williamson

### MORTGAGE SERVICER INFORMATION:

Current Mortgagee	The Secretary of Veterans Affairs, an Officer of the United States	Mortgage Servicer	BSI Financial Services
Current Beneficiary	The Secretary of Veterans Affairs, an Officer of the United States	Mortgage Servicer Address	4200 Regent Blvd., Suite B200, Irving, TX 75063

### SALE INFORMATION:

Date of Sale	11/05/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Northeast basement door in the new addition to the Williamson County Justice Center in Williamson County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Williamson County Commissioner's Court.
Substitute Trustees	David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers, Thomas Gilbraith, C 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, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

### PROPERTY INFORMATION:

#### Legal Description as per the Deed of Trust:

FIELD NOTES DESCRIBING 14.98 ACRES OF LAND, MORE OR LESS, A PART OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51 IN WILLIAMSON COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND DESCRIBED AS 1.00 ACRE IN VOLUME 692, PAGE 53, AND 10.001 ACRES IN VOLUME 674, PAGE 710, DEED RECORDS SAID COUNTY AND A CALLED 5.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 9826241, OFFICIAL RECORDS SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH PINCH PIPE FOUND IN THE SOUTH LINE OF WILLIAMSON COUNTY ROAD 152, AT THE NORTHWEST CORNER OF SAID 10.001 ACRE TRACT AT THE NORTHEAST CORNER OF THE SWANKS TRACT OF RECORD IN DOC. # 9822117, OFFICIAL RECORDS SAID COUNTY, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID COUNTY ROAD 152, NORTH 71 DEGREES 54' 39 EAST 499.79 FEET TO A 1/2 INCH PIPE FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND THE GRANTOR TRACT OF RECORD IN DOCUMENT NO. 9831406, OFFICIAL RECORDS SAID COUNTY, SOUTH 34 DEGREES 59' 15" EAST 780.41 FEET TO A 1 INCH IRON PIPE FOUND FOR AN ANGLE CORNER AND SOUTH 21 DEGREES 28' 47" EAST 32.38 FEET TO A 60D NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT.

THENCE WITH THE COMMON LINE OF SAID 5.00 ACRE TRACT AND THE GRANOR TRACT OF RECORD IN DOCUMENT NO. 9831404, OFFICIAL RECORDS SAID COUNTY, SOUTH 71 DEGREES 48'



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29" WEST 310.83 FEET TO A 1/2 INCH REBAR FOUND IN THE EAST LINE OF SAID 10.001 ACRE TRACT FOR AN INTERIOR CORNER HEREOF;  
THENCE WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID GRANOR 5.00 ACRE TRACT, SOUTH 29 DEGREES 29' 33" EAST 219.22 FEET TO A 60D NAIL FOUND FOR AN ANGLE CORNER AND SOUTH 18 DEGREES 59' 38" EAST 547.58 FEET TO A 1/2 INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SAID 10.001 ACRE TRACT;  
THENCE WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND THE MCEACHRON TRACT OF RECORD IN VOLUME 568, PAGE 447, DEED RECORDS WILLIAMSON COUNTY, TEXAS, SOUTH 79 DEGREES 41 DEGREES 42' WEST 251.00 FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTHWEST CORNER HEREOF;  
THENCE WITH THE COMMON LINE OF SAID 10.001 ACRE TRACT AND SAID SWANKS TRACT, NORTH 26 DEGREES 25' 38" WEST 1524.12 FEET TO THE PLACE OF BEGINNING.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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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.

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.

Dated September 26, 2024.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001