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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 at 10:28 **FILED** o'clock AM

T.S. No.: 2260818119

DATE: September 29, 2026

OCT 06 2026 *NW*

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

NOTE: Promissory Note described as follows:

Date:	11/29/2006
Debtor(s):	Chris Martin and wife, Julie Martin
Original Creditor:	Aegis Wholesale Corporation and MERS Solely as nominee for Aegis
Original Principal Amount:	\$31,400.00
Current Holder:	Oak West 4, LLC, a Wyoming limited liability company

DEED OF TRUST: Deed of Trust described as follows:

Date:	11/29/2006
Grantor:	Chris Martin and wife, Julie Martin
Trustee:	KENNETH J WELESKI
Current Beneficiary:	Oak West 4, LLC, a Wyoming limited liability company
Recorded:	1/9/2007, In Instrument No.: 2007002444, In the County of Williamson, State of Texas

LENDER: Oak West 4, LLC, a Wyoming limited liability company

BORROWER: Chris Martin and wife, Julie Martin

PROPERTY: The real property described as follows:

Lot 33, Block E, of Anderson Mill Village, an Addition in Williamson County, Texas, according to the Map or Plat thereof; recorded in Cabinet D, Slides 347-349 of the Plat Records of Williamson County, Texas.

9724 Anderson Village Dr, Austin, TX 78729

**SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp,
Randy S. Newman and Abstracts/Trustees Of Texas, LLC**

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona
85027, Phone: 623-581-3262

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

11/3/2026, the first Tuesday of the month, to commence at **10:00 AM** (or within 3
hours after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the northeast basement door in the new addition to the Williamson County Justice Center,
or if the preceding area is no longer the designated area, at the area most recently designated
by the County Commissioner's Court.

RECITALS

Default has occurred in the payment of the Note and/or 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.

Formal notice is now given of Lender's election to proceed against and sell the real property
described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of
Trust and applicable law.

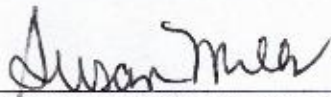
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property
and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other
substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder
for cash or 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.

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to
provide information, documentation and/or certification of the vesting instructions and the data
required to be reported pursuant to FinCEN regulations effective for transfers of residential real
property to covered transferees on or after March 1, 2026. The required information must be
provided to the trustee before a trustee's deed upon sale will be issued for covered transfers.
Additional information regarding these regulations and the required transferee information and
certifications can be found at

<https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5

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.

Notice of Sale executed by:



TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp, Randy S. Newman and Abstracts/Trustees Of Texas, LLC, Trustee