

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 31st day of May, 2023, Stephen Vanvliet (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Williamson County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of November, 2023, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, outside the northeast lower level door of the Williamson County Justice Center, where the Commissioners Court has designated such sales to take place. The building is located at 405 MLK Street, Georgetown, Texas 78626.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 16<sup>th</sup> day of October, 2023.

By: Angela Zavala, Substitute Trustee

Address of Substitute Trustee:  
Foreclosure Services, LLC  
8101 Boat Club Rd, Ste 320  
Fort Worth, TX 76179

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

FILED FOR RECORD

OCT 16 2023

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

EXHIBIT 'A'

Lots 1 and 2 and a part of Lot 3, Block 61, of the ORIGINAL TOWNSITE OF TAYLOR, according to the map or plat thereof, recorded in Cabinet A, Slide 186, Plat Records, Williamson County, Texas. Said property is more particularly described by metes and bounds in Exhibit "A" attached hereth.

BEGINNING at an iron pin set at the intersection of the West line of Davis Street and the North line of West Second Street marking the Southeast Corner of said Block 61 for the Southeast Corner hereof;

THENCE S 85° 20' W 125.00 feet with said North line of West Second Street, also being the South line of said Lot 1, Block 61, to iron pin set at the intersection with the East line of existing Alley, for the Southwest Corner hereof;

THENCE N 4° 29' 55" W with said East line of existing Alley, at 54.00 feet pass the Northwest Corner of said Lot 1, at 108.00 feet pass the Northwest Corner of said Lot 2 and continuing a total distance of 135.45 feet to iron pipe found marking the Northwest Corner of said Stalmach tract of land, also being the Southwest Corner of the Allison Waterscheid tract of land of record in Document No. 2000079067 of the Official Records of Williamson County, Texas, for the Northwest Corner hereof;

THENCE N 85° 03' 40" E 124.54 feet to iron pipe found marking the Northeast Corner of said Stalmach tract of land, also being in the said West line of Davis Street and also being the Southeast corner of said Waterscheid tract of land, for the Northeast corner hereof;

THENCE S 41° 40' E 135.33 feet with said West line of Davis Street to the place of beginning and containing 16825.4 square feet ( 0.389 acres ) of land.