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at 9:47 FILED o'clock A M

SEP 03 2026

Nancy E. Rater
County Clerk, Williamson Co., TX
00000010214153

250 COUNTY ROAD 337
GRANGER, TX 76530

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: October 06, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2004 and recorded in Document INSTRUMENT NO. 2004039012; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2015099458 real property records of WILLIAMSON County, Texas, with KENNETH LYNN MCCRUMMEN, A SINGLE PERSON, grantor(s) and NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE, A SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KENNETH LYNN MCCRUMMEN, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$101,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
500 N. STATE COLLEGE BLVD.,
SUITES 1030, 1300 AND 1400
ORANGE, CA 92868



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WILLIAMSON County Clerk and caused to be posted at the WILLIAMSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A 5.00 ACRE (217,800 SQUARE FOOT) ACRE TRACT OF LAND OUT OF AND PART OF THE ABSALOM JETT SURVEY, ABSTRACT NUMBER 343, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 16.37 ACRE TRACT OF LAND FOR BETTY BRITTON AS DESCRIBED BY THE INSTRUMENT RECORDED IN VOLUME 2194, PAGE 214 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY; THE AFOREMENTIONED 5.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE EASTERLY MOST SOUTHWESTERLY CORNER OF A CALLED 60.00 ACRE TRACT OF LAND FOR DANIEL A. AND JUDY K. SAEGERT AS DESCRIBED BY THE INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 9601492 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND FOR THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED BRITTON TRACT, AND BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NUMBER 29 (LOCALLY REFERRED TO AS TAYLOR - GEORGETOWN ROAD);

THENCE, NORTH 21 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY MOST WESTERLY LINE OF THE AFOREMENTIONED SAEGERT TRACT AND ALONG THE EASTERLY LINE OF THE AFOREMENTIONED BRITTON TRACT, A DISTANCE OF 1093.15 FEET TO AN IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 72 DEGREES 27 MINUTES 00 SECONDS WEST, CROSSING THE AFOREMENTIONED BRITTON TRACT, A DISTANCE OF 476.45 FEET TO AN IRON ROD SET IN THE WESTERLY LINE OF THE SAID BRITTON TRACT AND IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 337, FROM WHICH A 24 INCH PECAN BEARS SOUTH 20 DEGREES 43 MINUTES 00 SECONDS EAST AT A DISTANCE OF 887.45 FEET;

THENCE, NORTH 20 DEGREES 43 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF THE AFOREMENTIONED BRITTON TRACT AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED COUNTY ROAD NUMBER 337, A DISTANCE OF 459.38 FEET TO AN IRON ROD SET FOR THE SOUTHWESTERLY OF A CALLED 1.04 ACRE TRACT OF LAND FOR DANIEL AND JUDY SAEGERT AS DESCRIBED BY THE INSTRUMENT RECORDED IN VOLUME 1866, PAGE 903 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY AND FOR THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED BRITTON TRACT;

THENCE, NORTH 72 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 1.04 ACRE TRACT, ALONG THE NORTHERLY MOST SOUTHERLY LINE OF THE AFOREMENTIONED 60.00 ACRE TRACT, AND ALONG THE NORTHERLY LINE OF THE AFOREMENTIONED BRITTON, A DISTANCE OF 473.24 FEET TO AN IRON ROD FOUND FOR AN ANGLE IN THE SOUTHERLY LINE OF THE OF THE SAID 60.00 ACRE TRACT, AND FOR THE NORTHEASTERLY CORNER OF THE SAID BRITTON TRACT;

THENCE, SOUTH 21 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY MOST WESTERLY LINE OF THE AFOREMENTIONED 60.00 ACRE TRACT AND ALONG THE WESTERLY LINE OF THE AFOREMENTIONED BRITTON TRACT, A DISTANCE OF 459.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING A CALCULATED AREA OF 5.00 ACRE (217,800 SQUARE FEET) OF LAND, MORE OR LESS.