

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 19, 2016, WAIANN MAI AND CHRISTINA MAI, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to BLACK, MANN & GRAHAM, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR WYNDHAM CAPITAL MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2016111545 in the DEED OF TRUST OR REAL PROPERTY RECORDS of WILLIAMSON COUNTY, TEXAS; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 3, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 in **WILLIAMSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 18, BLOCK H, CYPRESS MILL I, SECTION TWO, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET I, SLIDES 329-330, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Property Address: 1209 QUAIL CIR, CEDAR PARK, TX 78613
Mortgage Servicer: NATIONSTAR
Noteholder: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this 31 day of August, 2023

Angela Zavala

Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts, Marinosci Law Group PC

FILED FOR RECORD

AUG 31 2023

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

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300