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FILED FOR RECORD

SEP 05 2023

*Nancy E. Roster*  
County Clerk, Williamson Co., TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** October 3, 2023

**Substitute Trustee:** CARTER BRUENING

**Substitute Trustee's Address:** 8008 Slide Road, Ste. 30, Lubbock, Texas 79424

**Mortgagee:** JASON MANGUM

**Mortgagee's Address:** 830 Jennings Branch Road, Georgetown, Texas 78633

**Note** (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.):

**Date:** January 6, 2021

**Original principal amount:** \$560,000.00

**Maker:** Ashby Signature Homes, LLC

**Guarantor:** Norman E. Ashby

**Payee:** Jason Mangum

**Deed of Trust (Security Agreement, Assignment of Rents and Financing Statement)** (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

**Date:** January 6, 2021

**Grantor:** ASHBY SIGNATURE HOMES, LLC, a Texas limited liability company

**Mortgagee:** JASON MANGUM

**Recording information:** Instrument #2022099872 of the Official Public Records of Williamson County, Texas.

**Correction Deed of Trust:**

**Date:** December 29, 2022, effective January 6, 2021

**Grantor:** ASHBY SIGNATURE HOMES, LLC, a Texas limited liability company

**Mortgagee:** JASON MANGUM

**Recording information:** Instrument #2023001932 of the Official Public Records of Williamson County, Texas.

**Modification Agreement:**

**Date:** August 12, 2022

**Grantor:** ASHBY SIGNATURE HOMES, LLC, a Texas limited liability company

**Mortgagee:** JASON MANGUM

**Recording information:** Instrument #2022099867 of the Official Public Records of Williamson County, Texas.

**Property:** Lot 1, Block "B", of THE PENINSULA, Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2020166686, Official Public Records, Williamson County, Texas.

**County:** Williamson

**Date of Sale:** October 3, 2023

**Time of Sale:** 11:30 a.m. or not later than three (3) hours thereafter

**Place of Sale:** Outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas, or as designated by the County Commissioner's Office or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

**Terms of the Sale:** Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligations secured in the Deed of Trust. The sale will begin at the Time of Sale or not later than three hours thereafter.

If the sale is set aside for any reason, the Purchaser at the Sale shall be entitled only to a return of the funds paid. The Purchaser shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's representatives and attorneys.

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Mortgagee is still the current holder and owner of the debt owed and all obligations arising therefrom.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.**

Mortgagee has appointed CARTER BRUENING as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

*Carter Bruening*  
CARTER BRUENING, Substitute Trustee

STATE OF TEXAS

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COUNTY OF Williamson

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This instrument was acknowledged before me on the 5th day of September 2023, by CARTER BRUENING, Substitute Trustee.

Notary Public, State of Texas

State of Texas

County of Williamson

This instrument was acknowledged before me on September 5, 2023 by

Carter Bruening  
*[Signature]*  
Notary Public's Signature

