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FILED
at 4:18 o'clock A.M.
SEP 10 2024
Nancy E. Ruster
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 5, 2024

MORTGAGEE: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

MORTGAGEE'S ADDRESS: P.O. Box 13941, Austin, Texas 78711

(HOME PROGRAM HOMEOWNER REHABILITATION ASSISTANCE PROGRAM) DEED OF TRUST ("DEED OF TRUST"):

Date: April 1, 2015

Grantor: **MARIA NAVA LOPEZ, FKA MARIA L. NAVA**, a single woman

Lender: **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**, a public and official agency of the State of Texas

Trustee: Timothy K. Irvine

County: Williamson County, Texas

Recording Info: Deed of Trust dated April 1, 2015, recorded on April 9, 2015 at Document Number 2015027735 in the real property records of Williamson County, Texas (the "Records")

Property: All of Being Lot 8 in Block 1 of Gun Addition (sometimes referred to as A. A. Gunn's Addition), according to the Plat of record in Cabinet A, Slide 8A of the Plat Records of Williamson County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

Said Deed of Trust being in renewal and extension of the unpaid principal balances from that certain (HOME Program Homeowner Rehabilitation Assistance Program) Mechanic's Lien Contract recorded at Document Number 2015027736 of the Records, securing (HOME Program Homeowner Rehabilitation Assistance Program) Mechanic's Lien Note of even date therewith, as transferred to TDHCA by the **CITY OF BARTLETT**, a political subdivision of the State of Texas, via a Transfer of Lien of even date therewith, recorded at Document Number 2015027737 of the Records.

As further modified by that certain Modification, Renewal and Extension Agreement recorded at Document Number 2015077663 of the Records.

(HOME Program Homeowner Rehabilitation Assistance Program) Promissory Note Deferred Forgivable ("Note"):

Date: April 1, 2015

Amount: \$82,210.00

Borrower: MARIA NAVA LOPEZ, FKA MARIA L. NAVA, a single woman

Lender: TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, a public and official agency of the State of Texas

SUBSTITUTE TRUSTEE: Susan Mills, Jim Mills, Ed Henderson, Andrew Mills-Middlebrook, George Hawthorne

MAILING ADDRESS: P.O. Box 9932
Austin, Texas 78766


DATE OF SALE OF PROPERTY: October 1, 2024

EARLIEST TIME OF SALE OF PROPERTY: The earliest time at which the sale will occur is 10 o'clock a.m. and the sale shall occur no later than three hours after that time.

PLACE OF SALE OF PROPERTY: Area designated by the County Commissioner's Court, to wit: Outside of the northeast lower-level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas.

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

Notice is given that on the Date of Sale of Property, and because of default in performance of the obligations of the deed of trust, Substitute Trustee will offer the Property for sale by public auction to the highest bidder for cash, "AS IS", at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.



Susan Mills, Substitute Trustee