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FILED FOR RECORD

23TX104-0005
1101 REMINGTON DRIVE, LEANDER, TX 78641

SEP 12 2023

NOTICE OF FORECLOSURE SALE

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

- Property: The Property to be sold is described as follows:

LOT 10, BLOCK F, BENBROOK RANCH, SECTION ONE, PHASE TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Y, SLIDES 345-349 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated July 28, 2006 and recorded on August 9, 2006 as Instrument Number 2006067751 in the real property records of WILLIAMSON County, Texas, which contains a power of sale. Re-recorded September 8, 2006 as Instrument Number 2006078344.
- Sale Information: October 03, 2023, at 10:00 AM, or not later than three hours thereafter, at the northeast basement door in the new addition to the Williamson County Justice Center, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by JUAN M. GUERRA JR. secures the repayment of a Note dated July 28, 2006 in the amount of \$28,712.00. REAL TIME RESOLUTIONS, INC., whose address is 1349 Empire Central Dr., Suite 150, Dallas, TX 75247, is the current mortgagee of the Deed of Trust and Note.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee's attorney appoints the substitute trustees listed below.



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Substitute Trustee(s): David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s) David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, ~~Joshua Sanders~~, Aleena Litton, Matthew Hansen, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 12 day of Sept., 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).