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FILED
at 10:07 o'clock A M

SEP 15 2026

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

504 ANDELE WAY
LIBERTY HILL, TX 78642

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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 March 29, 2022 and recorded in Document INSTRUMENT NO: 2022056468 real property records of WILLIAMSON County, Texas, with MAI CHEE VANG, SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MAI CHEE VANG, SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$405,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC 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. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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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 AUCTION.COM, LLC AND 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: _____

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WILLIAMSON

EXHIBIT "A"

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE COUNTY OF WILLIAMSON AND STATE OF TEXAS:

LOT 63, BLOCK A, OF SANTA RITA RANCH SOUTH SECTION 14, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DOCUMENT NO. 2016080445, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

BEING THAT PARCEL OF LAND CONVEYED TO MAI CHEE VANG, UNMARRIED WOMAN FROM MATTHEW THOMAS BUNTON A/K/A MATTHEW BUNTON, UNMARRIED MAN BY THAT DEED DATED 07/09/2020 AND RECORDED 07/31/2020 IN INSTRUMENT 2020087075, OF THE WILLIAMSON COUNTY, TX PUBLIC REGISTRY.

BEING THAT PARCEL OF LAND CONVEYED TO FROM MAI CHEE VANG, MARRIED AND MATTHEW THOMAS BUNTON, MARRIED BY THAT DEED DATED 03/31/2020 AND RECORDED 04/06/2020 IN INSTRUMENT 2020034963, OF THE WILLIAMSON COUNTY, TX PUBLIC REGISTRY.