

FILED
at 12:13 o'clock P M

SEP 15 2025

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

Notice of Substitute Trustee's Sale

Date: September 15, 2025
Substitute Trustee
(whether one or more): TAYLOR C. FITZNER
Substitute Trustee's Mailing Address: 15 North Main Street, Temple, Texas 76501 (Bell County)
Substitute Trustee's Telephone Number: (254) 743-7322
Lender/Note Holder
(whether one or more): TEXELL CREDIT UNION

Note:
Date: May 16, 2023
Original Principal Amount: 787,500.00
Maker
(whether one or more): DEVA HOLDINGS, INC.,
a Texas corporation,
Chandrika Prajapati, and
Piyush Pitamber Prajapati
Lender
(whether one or more): TEXELL CREDIT UNION

Deed of Trust (with Security Agreement) ("Deed of Trust"):
Date: May 16, 2023
Grantor
(whether one or more): DEVA HOLDINGS, INC.,
a Texas corporation
Lender
(whether one or more): TEXELL CREDIT UNION
Recording Information: Document Number 2023039655, of the Official Public
Records of Williamson County, Texas

Property: Lots 1 and 2, Block 7, Smith's Addition to Liberty Hill, Texas, also referred to as Amanda E. Smith Addition, according to the map or plat thereof recorded in Volume 29, Page 99, Deed Records, Williamson County, Texas, commonly known as 1017 Loop 332, Liberty Hill, Texas 78642.

County: WILLIAMSON

Date of Sale: (first Tuesday of month): OCTOBER 7, 2025

Time of Sale: 1:00 p.m., or within 3 hours thereafter

Place of Sale: Northeast side of the Justice Center Annex at 405 Martin Luther King, Georgetown, Texas, 78626 or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust allows Lender to remove the trustee and appoint a Substitute Trustee. Lender removed the present trustee and appointed Substitute Trustee as the trustee under the Deed of Trust. Lender directs

Notice of Substitute Trustee Sale

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Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas. Lender 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, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the foreclosure sale will occur is the Time of Sale, and the foreclosure sale will be conducted no later than 3 hours thereafter.

Prior to the foreclosure sale, Lender is permitted to postpone or withdraw or reschedule the foreclosure sale for another day. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. In addition, Lender is permitted to appoint another person as Substitute Trustee to conduct the foreclosure sale.

To Maker and Obligor of the Note: 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.

THIS INSTRUMENT APPOINTS THE SUSTITUTE TRUSTEE 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.



TAYLOR C. FITZNER, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on September 15, 2025, by Taylor C. Fitzner, Substitute Trustee, in his capacity as Substitute Trustee.




Notary Public, State of Texas