

25-02475

2608 GLEN FIELD DRIVE, CEDAR PARK, TX 78613

FILED
at 3:42 o'clock PM
JUN 26 2025 ale

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

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

LOT 16, BLOCK E, COVENTRY CROSSING SECTION TWO, A
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT RECORDED IN CABINET R, SLIDE 398, PLAT
RECORDS OF WILLIAMSON COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated December 22, 2015 and recorded on January 5, 2016 at Instrument
Number 2016001385 in the real property records of WILLIAMSON County, Texas,
which contains a power of sale.

Sale Information:

September 2, 2025, 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 ABEL GUZMAN AND VERONICA LYNN GUZMAN
secures the repayment of a Note dated December 22, 2015 in the amount of \$186,558.00.
U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National
Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of
the Deed of Trust and Note and U.S. Bank National Association is the current mortgage
servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code
section 51.0025, the mortgagee authorizes the mortgage servicer to administer the
foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

**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.**



4846715

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Angela Zavala

Substitute Trustee(s): David Ackel, Travis Kaddatz,
Violet Nunez, Jacqueline Hughes, Aarti Patel, Ramiro
Cuevas, Jami Grady, Alecna Litton, Joshua Sanders,
Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel
McQuade, Daniel Hart, Auction.com LLC, Angela
Zavala, Michelle Jones ServiceLink ASAP

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 26th day of June, 2025, 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).