

at 9:40 FILED o'clock A M

JUL 23 2026

25TX935-0471
2101 COUNTY ROAD 469, THRALL, TX 76578

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

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated December 27, 2018 and recorded on December 28, 2018 as Instrument Number 2018113712 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

Sale Information: September 01, 2026, 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 JASON WILSON AND SHAWN M YETTER secures the repayment of a Note dated December 27, 2018 in the amount of \$381,600.00. ROCKET MORTGAGE, LLC S/B/M TO NATIONSTAR MORTGAGE LLC, whose address is c/o Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC 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.



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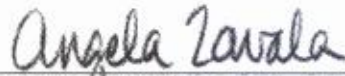
Substitute Trustee(s): David Ackel, Travis Kaddatz, Violet Nunez, Jacqueline Hughes, Aarti Patel, Ramiro Cuevas, Jami Grady, Aleena Litton, Joshua Sanders, Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel McQuade, Daniel Hart, Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala, Jr., Taylor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



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): David Ackel, Travis Kaddatz, Violet Nunez, Jacqueline Hughes, Aarti Patel, Ramiro Cuevas, Jami Grady, Aleena Litton, Joshua Sanders, Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel McQuade, Daniel Hart, Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala, Jr., Taylor Grantham, Auction.com, LLC, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 23rd day of July, 2026, 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).

EXHIBIT "A"

BEING 10.0 ACRES OF LAND OUT OF THE WILLIAM BYERLY SURVEY, ABSTRACT NUMBER 60, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 16.0 ACRE TRACT, AND ALL OF A 4.354 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 2010034936, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.0 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a $1/2$ iron rod found for corner, said corner being along the west right-of-way line of Williamson County Road # 467, and the north right-of-way line of Williamson County Road # 469, for the southeast corner of the said 4.354 acre tract, and the southeast corner of our subject tract;

THENCE, $S.71^{\circ}50'28''W.$, with the north right of way line of Williamson County # 469, and the south line of the 4.354 acre tract, for our south line, a distance of 287.00 feet to a $1/2$ " iron rod found for corner, said corner being the southwest corner of the 4.354 acre tract, and the southeast corner of the said 16.0 acre tract;

THENCE, $S.71^{\circ}31'49''W.$, with the north right of way line of Williamson County # 469, and the south line of the 16.0 acre tract, for our south line, a distance of 172.63 feet to a capped $1/2$ " iron rod set for corner, said corner being the southwest corner of our subject tract;

THENCE, $N.19^{\circ}00'00''W.$, through the interior of the 16.0 acre tract, a distance of 1365.38 feet to a capped $1/2$ " iron rod set for corner, said corner being along the south line of a 40 acre tract conveyed to the Gary Louis Macomber Estate, recorded in Document Number 1995045546, Official Public Records of Williamson County, Texas, for the northwest corner of our subject tract;

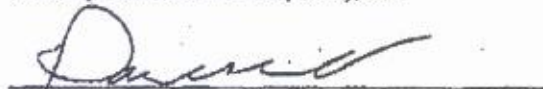
THENCE, $N.71^{\circ}55'56''E.$, with the south line of the 40 acre Macomber tract, and the north line of the 16.0 acre tract, for our north line, a distance of 182.50 feet to a $3/8$ iron rod found for corner, said corner being the northwest corner of a 15.13 acre tract conveyed to Travis Lee Claypool, Et. Al, recorded in Document Number 2010068580, Official Public Records of Williamson County, Texas;

THENCE, $S.19^{\circ}00'00''E.$, with the west line of the 15.13 acre Claypool tract, and the east line of the 16.0 acre tract, a distance of 704.93 feet to a $3/8$ iron rod found for corner, said corner being the southwest corner of the 15.13 acre Claypool tract, the northwest corner of the 4.354 acre tract, for an interior all corner of our subject tract;

THENCE, $N.71^{\circ}19'52''E.$, with the south line of the 15.13 acre Claypool tract, and the north line of the 4.354 acre tract, a distance of 287.57 feet to a chain link fence post for corner, said corner being along the west right-of-way line of Williamson County Road # 467, corner being the northeast corner of the 4.354 acre tract;

THENCE, $S.18^{\circ}05'40''E.$, with the west right-of-way line of Williamson County Road # 467, and the east line of the 4.354 acre tract, for our east line, a distance of 661.71 feet to the POINT OF BEGINNING, and containing 10.0 acres of land.

Witness my hand and seal this 5th day of May, 2011.



Paul J. Rust

Registered Professional Land Surveyor # 6003

