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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 19, 2023

FILED FOR RECORD

Substitute Trustee: KENDALL D. HAMILTON

JUL 19 2023

Substitute Trustee's Street Address: 2303 RR 620 South
Ste 160 #164
Austin, TX 78734

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

Note: \$267,080.42 dated June 14, 2021, executed by CHRISTINA RENEE DITTUS
and payable to the order of FROST BANK

Homestead Lien Contract and Deed of Trust ("Deed of Trust")

Date: June 14, 2021

Owner: CHRISTINA RENEE DITTUS

Lender: FROST BANK

Recording information: Document No. 2021097743, Official Public Records of
Williamson County, Texas

Property: LOT 24, BLOCK G, BUTTERCUP CREEK PHASE IV, SECTION 4, A
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT OF RECORD IN CABINET M, SLIDE 148, PLAT RECORDS
OF WILLIAMSON COUNTY, TEXAS

County: Williamson County, Texas

Date of Sale (first Tuesday of month): September 5, 2023

Time of Sale: 1:00 p.m.

Place of Sale: Northeast Basement Door in the new addition to the Williamson County Justice
Center, 405 MLK St, Georgetown, Texas or in the area designated by the
Williamson County Commissioners Court pursuant to Section 51.002 of the Texas
Property Code

Lender has appointed Kendall D. Hamilton as Substitute Trustee under the Deed of Trust.
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". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Lender has obtained the entry of a Default Order (copy attached) permitting this foreclosure pursuant to Rules 735 and 736 of the Texas Rules of Civil Procedure.

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. Sender is: Law Office of Ken Hamilton, 2303 RR 620 South, Ste 160 #164, Austin, TX 78734.

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.



KENDALL D. HAMILTON

Substitute Trustee & Attorney for Frost Bank

26th JUDICIAL DISTRICT

DEFAULT ORDER

Envelope# 77392016

4. The Homestead Lien Contract and Deed of Trust ("Lien") to be foreclosed is indexed or recorded under Document Number 2021097743 in the Official Public Records of Williamson County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's Application and the supporting Affidavit of Lorenzo Palacios. Those facts are adopted by the Court and incorporated by reference in this Order.
6. Based on the Affidavit of Kendall D. Hamilton, no Respondent subject to this Order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's Motion for Entry of Default Order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the Lien sought to be foreclosed.
8. This Order is not subject, to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.
9. A copy of this Order shall be sent to Respondent with the notice of sale for foreclosure of the property described above.
10. Petitioner may communicate with Respondent and all 3rd parties reasonably necessary to conduct the foreclosure sale.

SIGNED this 7/13/2023 8:25:26 AM _____ day of July, 2023

A large, stylized handwritten signature in black ink, appearing to be a cursive representation of a name, possibly 'R. D. Hamilton'.