

JUL 20 2023

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

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: BEING A 5.00 ACRE (217,800 SQUARE FOOT) ACRE TRACT OF LAND OUT OF AND PART OF THE ABSALOM JETT SURVEY, ABSTRACT NUMBER 343, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 16.37 ACRE TRACT OF LAND FOR BETTY BRITTON AS DESCRIBED BY THE INSTRUMENT RECORDED IN VOLUME 2194, PAGE 214 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY; THE AFOREMENTIONED 5.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE EASTERLY MOST SOUTHWESTERLY CORNER OF A CALLED 60.00 ACRE TRACT OF LAND FOR DANIEL A. AND JUDY K. SAEGERT AS DESCRIBED BY THE INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 9601492 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND FOR THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED BRITTON TRACT, AND BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NUMBER 29 (LOCALLY REFERRED TO AS TAYLOR - GEORGETOWN ROAD);

THENCE, NORTH 21 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY MOST WESTERLY LINE OF THE AFOREMENTIONED SAEGERT TRACT AND ALONG THE EASTERLY LINE OF THE AFOREMENTIONED BRITTON TRACT, A DISTANCE OF 1093.15 FEET TO AN IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 72 DEGREES 27 MINUTES 00 SECONDS WEST, CROSSING THE AFOREMENTIONED BRITTON TRACT, A DISTANCE OF 476.45 FEET TO AN IRON ROD SET IN THE WESTERLY LINE OF THE SAID BRITTON TRACT AND IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 337, FROM WHICH A 24 INCH PECAN BEARS SOUTH 20 DEGREES 43 MINUTES 00 SECONDS EAST AT A DISTANCE OF 887.45 FEET;

THENCE, NORTH 20 DEGREES 43 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF THE AFOREMENTIONED BRITTON TRACT AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED COUNTY ROAD NUMBER 337, A DISTANCE OF 459.38 FEET TO AN IRON ROD SET FOR THE SOUTHWESTERLY OF A CALLED 1.04 ACRE TRACT OF LAND FOR DANIEL AND JUDY SAEGERT AS DESCRIBED BY THE INSTRUMENT RECORDED IN VOLUME 1866, PAGE 903 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY AND FOR THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED BRITTON TRACT;

THENCE, NORTH 72 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 1.04 ACRE TRACT, ALONG THE NORTHERLY MOST SOUTHERLY LINE OF THE AFOREMENTIONED 60.00 ACRE TRACT, AND ALONG THE NORTHERLY LINE OF THE AFOREMENTIONED BRITTON, A DISTANCE OF 473.24 FEET TO AN IRON ROD FOUND FOR AN ANGLE IN THE SOUTHERLY LINE OF THE SAID 60.00 ACRE TRACT, AND FOR THE NORTHEASTERLY CORNER OF THE SAID BRITTON TRACT;

THENCE, SOUTH 21 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY MOST WESTERLY LINE OF THE AFOREMENTIONED 60.00 ACRE TRACT AND ALONG THE WESTERLY LINE OF THE AFOREMENTIONED BRITTON TRACT, A DISTANCE OF 459.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING A CALCULATED AREA OF 5.00 ACRE (217,800 SQUARE FEET) OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/11/2004 and recorded in Document 2004039012 real property records of Williamson County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 09/05/2023

Time: 11:00 AM

Place: Williamson County, Texas at the following location: AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; OR, AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

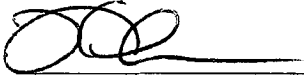
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by KENNETH LYNN MCCRUMMEN, provides that it secures the payment of the indebtedness in the original principal amount of \$101,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST obtained a Order from the 395th District Court of Williamson County on 03/08/2023 under Cause No. 22-1904-C395. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.