

AUG 07 2025

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

TS No.: 2025-06248
25-000013-568

Notice of Substitute Trustee 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 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.

1. Date, Time and Place of Sale.

Date: 09/02/2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Travis County, Texas at the following location: **THE AREA UNDER THE REAR PORTICO OF THE COURTHOUSE LOCATED ON THE WEST SIDE OF COURTHOUSE IMMEDIATELY SOUTH OF AND SLIGHTLY EAST OF 11TH & SAN ANTONIO STREET, REFERRED TO AS THE SALLYPORT OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

*****PROPERTY LIES IN BOTH TRAVIS AND WILLIAMSON COUNTY. POSTING SHALL OCCUR IN BOTH COUNTIES. FORECLOSURE SALE WILL BE HELD IN TRAVIS COUNTY.*****

Property Address: 15501 Farm to Market Road 1325, Austin, TX 78728

2. 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. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/06/2022 and recorded 07/05/2023 in Document 2023074574, real property records of Travis County, Texas, with **Round Rock Townhomes LLC, a Texas Limited Liability Company** grantor(s) and Easy Street Capital Investments, LLC as Lender, EF Mortgage LLC as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Round Rock Townhomes LLC, a Texas Limited Liability Company**, securing the payment of the indebtedness in the original principal amount of \$700,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **EF Mortgage LLC** is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

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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.

Date: 8/5/2025

Marisa Vidrine
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520
Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

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 Travis County Clerk and caused it to be posted at the location directed by the Travis County Commissioners Court.

EXHIBIT A

FIELD NOTES DESCRIBING A 1.137 ACRE (49,510 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND PART OF THE M.M. HORNSBY SURVEY, NO. 76 IN TRAVIS AND WILLIAMSON COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022027670 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NO. 2022049509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, WATERS AT WILLOW RUN, A SUBDIVISION RECORDED IN DOCUMENT NO. 20130082948 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.) AND IN THE SOUTHWEST LINE OF LOT 28, BLOCK B, WILLOW RUN SECTION 8, A SUBDIVISION RECORDED IN VOLUME 96, PAGE 139, P.R.T.C.TX. FOR THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 62 DEGREES 45'02" EAST, A DISTANCE OF 260.97 FEET WITH THE SOUTHWEST LINE OF SAID WILLOW RUN SECTION 8, AND THE NORTHEAST LINE OF THIS TRACT TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF WILLOW RUN SECTION 6, A SUBDIVISION RECORDED IN VOLUME 94, PAGE 22, P.R.T.C.TX. FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 27 DEGREES 24'35" WEST, A DISTANCE OF 245.45 FEET ALONG THE NORTHWEST LINE OF SAID WILLOW RUN SECTION 6 TO A 1/2 INCH IRON ROD WITH PLASTIC CAP SET IN THE NORTH LINE OF WILLOW RUN SECTION 1, A SUBDIVISION RECORDED IN VOLUME 91, PAGE 151, P.R.T.C.TX. FOR THE SOUTH CORNER OF THIS TRACT; THENCE NORTH 62 DEGREES 43'59" WEST, DISTANCE OF 141.06 FEET WITH THE NORTHEAST LINE OF SAID WILLOW RUN SECTION 1 AND THE SOUTHWEST LINE OF THIS TRACT TO A 1/2 INCH IRON ROD FOUND AT SOUTH CORNER OF SAID LOT 1, BLOCK A, WATERS AT WILLOW RUN, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 27 DEGREES 31'07" EAST, A DISTANCE OF 120.94 FEET WITH THE SOUTHEAST LINE OF SAID LOT 1 AND THE WESTERLY LINE OF THIS TRACT TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT; THENCE NORTH 62°27'52" WEST, A DISTANCE OF 120.40 FEET WITH THE NORTHEAST LINE OF SAID LOT 1 AND THE SOUTHWEST LINE OF THIS TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE NORTH 27 DEGREES 31'45" EAST, A DISTANCE OF 123.86 FEET WITH THE EAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF THIS TRACT TO THE POINT OF BEGINNING, CONTAINING 1.137 ACRE, (49,510 SQUARE FEET) OF LAND, MORE OR LESS.