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at 1:56 FILED P o'clock M

23TX935-0641
1807 HOLLY STREET, GEORGETOWN, TX 78626

AUG 10 2026

Nancy E. Ruter

NOTICE OF FORECLOSURE SALE

County Clerk, Williamson Co., TX

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated February 27, 2007 and recorded on March 9, 2007 as Instrument Number 2007019741 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 EMILIO LOPEZ secures the repayment of a Note dated February 27, 2007 in the amount of \$68,800.00. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, 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.

Court Order:

A Home Equity Foreclosure Order was signed on July 31, 2026 in the 368th District Court of Williamson County under Cause No. 26-0958-C368. A copy of the Order is attached hereto.

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.

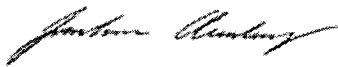


4883449

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, Xome Inc. and Tejas Corporate Services, LLC, NFPDS-TX 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, 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 10th day of August, 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 all of that certain tract or parcel of land lying and being situated in the City of Georgetown in WILLIAMSON County, Texas and being out of and a part of Block No. 16 of COFFEES ADDITION to the City of Georgetown, Texas, and described as follows:

BEGINNING at the Southeast corner of said Block No. 16;

THENCE West 120 feet with the South line of the Block to fence post for Southwest corner;

THENCE North with East line of the street or alley 75 feet to the fence post;

THENCE East parallel with the South line of the Block 120 feet to fence post to the East line of the Block;

THENCE South 75 feet to the PLACE OF BEGINNING.

NOTE: The Company does not represent that the above acreage or square footage calculations are correct.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2007019741

Nancy E. Rister

03/09/2007 04:17 PM

PHERBRICH \$88.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

CAUSE NO. 26-0958-C368

**IN RE: ORDER FOR FORECLOSURE
 CONCERNING 1807 HOLLY STREET,
 GEORGETOWN, TX 78626
 UNDER TEX. R. CIV. PROC. 736**

IN THE DISTRICT COURT OF

PETITIONER:

**WELLS FARGO BANK, NATIONAL
 ASSOCIATION, AS TRUSTEE FOR
 LEHMAN ABS MORTGAGE LOAN
 TRUST 2007-1, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES
 2007-1**

WILLIAMSON COUNTY, TEXAS

368 JUDICIAL DISTRICT

RESPONDENT(S):

EMILIO LOPEZ

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

EMILIO LOPEZ	1
1807 HOLLY STREET	1
GEORGETOWN, TX 78626	(

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 1807 HOLLY STREET, GEORGETOWN, TX 78626, with the following legal description:

SEE EXHIBIT A

4. The lien sought to be foreclosed is indexed or recorded on 03/9/2007 as Instrument # 2007019741 in the real property records of WILLIAMSON County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, 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 default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or 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.

SIGNED this _____ day of _____ 7/31/2026 4:55:44 PM20_____.



JUDGE PRESIDING

Approved:



Dustin C. George

Texas Bar No. 24065287

dgeorge@tmppllc.com

Jonathan Andring

Texas Bar No. 24094512

jandring@tmppllc.com

Tromberg, Miller, Morris & Partners, PLLC

6080 Tennyson Parkway Suite 100

Plano, TX 75024

Phone: 972-532-0128

Fax: 214-291-5507

Attorneys for Petitioner

Escrow File No. 07-032914-NS

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WILLIAMSON COUNTY, TEXAS