

at 1:56 o'clock P M

AUG 10 2026

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

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JULIO BANDA MARTINEZ delivered that one certain Deed of Trust dated SEPTEMBER 22, 2023, which is recorded in INSTRUMENT NO.: 2023080227 of the real property records of WILLIAMSON County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$202,500.00 payable to the order of PURE SYNERGY INVESTMENTS, LLC AND COASTAL NEW TOWN LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, PURE SYNERGY INVESTMENTS, LLC AND COASTAL NEW TOWN LLC, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

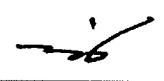
THEREFORE, NOTICE IS HEREBY GIVEN that on SEPTEMBER 1, 2026, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of WILLIAMSON County, Texas, for such sales (OR AT THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is PURE SYNERGY INVESTMENTS, LLC AND COASTAL NEW TOWN LLC, 9722 GROFFS MILL DR, #858, OWINGS MILLS, MD 21117. The name and address of the Mortgage Servicer is ALLIED SERVICING CORPORATION, P.O. BOX 13245, SPOKANE, WA 99213. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: AUGUST 10, 2026.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ANGELA ZAVALA OR
MICHELLE JONES OR SHARLET WATTS OR
RICHARD ZAVALA

FILE NO.: MISC-1959
PROPERTY: 2049 CR 223
FLORENCE, TX 76527

JULIO BANDA MARTINEZ

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



4883435

EXHIBIT "A"

Property (including any improvements):

BEING a 2.009 acre tract of land situated in the James Ware Survey, Abstract Number 645, Williamson County, Texas, being all of that same called 2.010 acre tract described in instrument to Pure Synergy Investments, LLC., recorded under Clerk's File Number 2021193041 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), said 2.009 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the southwesterly margin of County Road 223, for the common easterly corner of said 2.010 acre tract and that certain called 3.02 acre tract described in instrument to Sara Aleman Raymond, recorded under Clerk's File Number 2021066090, O.P.R.W.C.T., being the southeasterly corner of the herein described 2.009 acre tract, from which a 1/2 inch iron rod found for reference bears, South 20°00'51" East, 163.23 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10,274,617.15, E: 3,072,188.73, Central Zone, (4203), grid measurements;

THENCE South 69°47'46" West, 730.53 feet, with the common line between said 2.010 acre tract and said 3.02 acre tract, to a 1/2 inch iron rod found in southerly east line of that certain called 8.50 acre tract described in instrument to Julio Martinez, recorded under Clerk's File Number 2021069772, O.P.R.W.C.T., for the common westerly corner of said 2.010 acre tract and said 3.02 acre tract, being the southwesterly corner of the herein described 2.009 acre tract, from which a 1/2 inch iron rod found for reference bears, South 20°29'06" East, 11.89 feet;

THENCE with the common line between said 2.010 acre tract and said 8.50 acre tract, the following two (2) courses and distances:

1. North 20°08'05" West, 119.75 feet, to a 1/2 inch iron rod found for corner;
2. North 69°46'56" East, 729.73 feet, to a 1/2 inch iron rod found in the southwesterly margin of said County Road 223, for the common easterly corner of said 2.010 acre tract and said 8.50 acre tract, being the northeasterly corner of the herein described 2.009 acre tract, from which a 1/2 inch iron rod found for reference bears, North 19°53'18" West, 50.06 feet;

THENCE South 20°30'55" East, 119.93 feet, with the southwesterly margin of said County Road 223, the northeasterly line of said 2.010 acre tract, to the POINT OF BEGINNING and containing a computed area of 2.009 acres of land within this Field Note Description.

TOGETHER WITH A 14 X 66 Model 2001 Anniversary Double Wide Mobile Home, Serial# TXFL112A84800AV12 and Serial# TXFL112B84800AV12; Label# RAD1304177 and Label# RAD1304178.

FILE NO.: MISC-1959
JULIO BANDA MARTINEZ