

25TX255-0046  
303 S PINE ST, GEORGETOWN, TX 78626

47  
at 10:55 FILED o'clock A M

AUG 11 2025

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

## NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:  
  
SEE SCHEDULE "A"

**Security Instrument:** Deed of Trust dated January 30, 2024 and recorded on January 31, 2024 as Instrument Number 2024007787 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

**Sale Information:** September 02, 2025, 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 U B LEGACY INVESTMENTS, LLC secures the repayment of a Note dated January 30, 2024 in the amount of \$382,500.00. BFSR4, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, 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.

**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.



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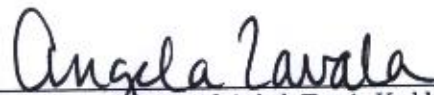
Substitute Trustee(s): David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Jr, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Molly Johnson, Kyle Walker, Chris Moehle, Sam Lennox, Carma Austin, 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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Jr, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Molly Johnson, Kyle Walker, Chris Moehle, Sam Lennox, Carma Austin, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Angela Zavala declare under penalty of perjury that on the 11<sup>th</sup> day of Aug., 2025, 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).

**SCHEDULE "A"****LEGAL DESCRIPTION**

Being a part of Block No. Six (6) of the Shell Addition, an addition to the City of Georgetown, Williamson county, Texas. Beginning at a point which lies South 80 feet from the N.W. corner of said Block No. Six (6) of said Shell Addition, same being the S.W. corner of a lot conveyed to James D. Daniels for the beginning corner hereof; Thence continuing in the southerly direction a distance of 80 feet to a point for the S.W. corner hereof on the East line of Pine Street; Thence in an Easterly direction 120 feet to stake for S.E. corner hereof said line being parallel to the North line of 4th Street' Thence in a Northerly direction parallel with the East line of Pine Street for N.E. corner hereof, being the S.E. corner of said tract conveyed to James D. Daniels; Thence in a Westerly direction 120 feet to the South line of said James D. Daniels tract to the place of beginning. Being the same land conveyed by Charlotte Popdam, and her husband, Henry A. Popdam to Charlie G. Graham and wife Addie R. Graham by Deed dated December 1976, recorded in Volume 655, Page 152, of the Deed Recorded of Williamson County, Texas.