

AUG 12 2025

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

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

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.

Instrument to be Foreclosed is the DEED OF TRUST TO SECURE ASSUMPTION ("Deed of Trust") as follows:

Date: June 30, 2024

Grantor(s): **Sumit Chandra Misra**

Beneficiary: Chaitra Kumar Setty

Original Trustor: **Shannon Strong**

Original Principal: \$420,000.00

Recording Information: Instrument #2024062452

Property County: Williamson County, Texas

Property: (See Attached Exhibit "A")

Property Address: 2701 Emerson Trail, Leander, TX 78641

SALE INFORMATION:

Date of sale: **Tuesday, the 2nd of September 2025.**

Time of Sale: 10:00 AM or within three hours thereafter.

Place of Sale: AT THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER in Williamson County, Texas. Or, if the preceding area(s) is/are no longer the area(s) designated by the Williamson County Commissioner's Court, at the area most recently designated by the Williamson County Commissioner's Court.

The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Sumit Chandra Misra. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604 (a) of the Texas Business and Commerce Code.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Trustee or Substitute Trustee have been removed and D. Kimberli Wallace, Jacob Hyde, or Ashley-Yvonne Hyde, any to act have been appointed as Substitute Trustees, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and further is hereby requested, authorized, and instructed as Substitute Trustee(s) to conduct and direct the execution of remedies set aside to the beneficiary therein, and requested to sell the Property to satisfy the indebtedness; and

NOW THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity date of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. D. Kimberli Wallace, Jacob Hyde or Ashley-Yvonne Hyde, any to act as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at their own peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any lien or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): D. Kimberli Wallace, Jacob Hyde or Ashley-Yvonne Hyde, any to act.

Substitute Trustee Address: 1560 E. Southlake Blvd., Suite 100 PMB 102, Southlake, TX 76092

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.



D. Kimberli Wallace, Substitute Trustee
Law Firm of D. Kimberli Wallace
1560 E. Southlake Blvd.
Suite 100 PMB 1002
Southlake, TX 76092
(817) 846-7876

Exhibit "A"

LOT 16, BLOCK E, LEANDER 61 PHASE TWO AND THREE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2020166895, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, commonly known as 2701 Emerson Trail, Leander, Texas 78641, more commonly known as 2701 Emerson Trail, Leander, TX 78641

Return to: D. Kimberli Wallace
1560 E. Southlake Blvd.
Suite 102 PMB 1002
Southlake, TX 76092

Certificate of Posting

I am Ashley Yvonne Hyde whose address is 100 E. Whitestone #148-299, 78613. I declare under penalty of perjury that on August 12, 2025, I filed and/or recorded this Notice of Substitute Trustee's Sale and Appointment of Substitute Trustee at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.

By: 