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at 12:56 FILED o'clock p M

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

AUG 12 2025

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

Date: August 6, 2025

Substitute Trustee: Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts

Mortgagee: Taylor Volunteer Fire Department

Mortgagee's Address: 5502 58th St., Lubbock, TX 79414

Note: Note dated April 21, 2019, in the amount of \$239,999.00

Deed of Trust:

Date: April 21, 2019

Grantor: Efrain Torres Ramirez & Norma Ramirez

Mortgagee: Taylor Volunteer Fire Department

Recording Information: Recorded in Document No. 2023031958

Property (including any improvements): Being a 10.01 acre tract of land, more or less, situated in the Pedro Zarza Survey, abstract No. 14, Williamson County, Texas, being a part of the called 49.577 acre tract of land as conveyed to Texas Veteran's Properties, LLC in Warranty Deed recorded in Document No. 2019045593, Official Public Records, Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof for all purposes.

County: WILLIAMSON

Date of Sale: (first Tuesday of month) September 2, 2025

Time of Sale: 10am-1pm

Place of Sale: OUTSIDE THE NORTHEAST LOWER-LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Angela Zavala; Michelle Jones, Richard Zavala, Jr or Sharlet Watts

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Sept 02, 2025 between Ten o'clock am and One o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Barbara Herrera

Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 8/12/25 AUG 12 2025

Angela Zavala
NAME

Angela Zavala
AS SUBSTITUTE TRUSTEE

Exhibit "A-1"

BEING A 10.01 ACRE (436,065 SQUARE FOOT) TRACT OF LAND OUT OF THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 10.01 ACRE TRACT BEING OUT OF AND PART OF A 49.577 ACRE TRACT CONVEYED IN A WARRANTY DEED FROM BILLY ROEGLIN AND PENNI ROEGLIN TO TEXAS VETERANS PROPERTIES, LLC, FILED MAY 28, 2019 AND RECORDED IN DOCUMENT NO. 2019045593 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2-inch diameter iron rod with a red plastic cap stamped "1433" found for the original North corner of a called 54.60 acre tract conveyed in a warranty deed with vendor's lien from Norman H. Klotz, a single man to Billy Roeglin, filed March 31, 2003 and recorded in Document No. 2003028647 of the OPRWC, said iron rod being an angle point in a called 65.91 acre tract as conveyed in a General Warranty Deed with Vendor's Lien from Eileen Marie McDilda, aka Eileen McDilda and spouse, Wayne A. McDilda, aka Wayne McDilda to Arnold Motl, Jr., aka Arnold Motl, filed May 22, 2017 and recorded in Document No. 2017045962 OPRWC, and in the Southeast line of County Road 4001; THENCE, South 72°48'41" East, over and across the said 65.91 acre tract, a distance of 40.14 feet, to a 1/2 inch diameter iron rod found for the North corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 72°52'36" East, with the common line of the said 49.577 acre tract and the said 65.91 acre tract, a distance of 245.59 feet, to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the Northeast corner of the herein described tract;

THENCE, South 17°08'03" West, crossing the said 49.577 acre tract, a distance of 1,527.78 feet, to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the Southeast corner of the herein described tract, said iron rod being in the Southwest line of the said 49.577 acre tract, and in the North line of County Road 478 as conveyed in a Deed from G. Klotz and wife, Elsie Klotz to Sam Stone, County Judge of Williamson County, Texas and his successors in office, filed April 30, 1952 and recorded in Volume 379, Page 270 of the Deed Records of Williamson County, Texas (DRWC);

THENCE, North 72°52'36" West, with the common line of the said 49.577 acre tract and the North line of County Road 487, a distance of 285.95 feet, to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the Southwest corner of the herein described tract, said iron rod being the Southwest corner of the said 49.577 acre tract, in the North line of County Road 487, and the East line of the aforesaid County Road 4001;

THENCE, North $17^{\circ}08'03''$ East, with the common line of the said 49.577 acre tract and the Southeast line of County Road 4001, a distance of 1,488.02 feet, to a $\frac{1}{2}$ inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being the South corner of the aforesaid 65.91 acre tract.

THENCE, North $62^{\circ}33'35''$ East, with the common line of the said 49.577 acre tract and the said 65.91 acre tract, a distance of 56.66 feet, to the POINT OF BEGINNING, containing within these metes and bounds 10.01 acres (436,065 square feet) of land, more or less.