

FILED
at 11:52 o'clock AM
AUG 13 2024

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

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

Date: August 9, 2024

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

Mortgagee: Frank Sabatelli

Mortgagee's Address: 10900 Research Blvd, Suite 160C-87, Austin, Texas, 78759

Note: Note dated February 16, 2022, in the amount of \$529,500.00.

Deed of Trust:

Date: February 16, 2022

Grantor: Triple A Texas Investments, LLC

Mortgagee: Frank Sabatelli

Recording Information: Recorded in Document No. 2022030328, dated March 9, 2022.

Property (including any improvements): Lot 19, of block A, final replat of eagle ridge section fourteen phase v, a subdivision in Williamson County, according to the map or plat thereof recorded in cabinet AA, slide(s) 254-255, of the map and/or plat records of Williamson County, Texas

County: Williamson

Date of Sale: September 3rd, 2024

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 UNITES 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 UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

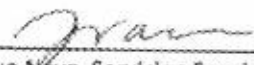
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 September 3, 2024, between 10am and 1pm 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.



Jason Nava, Servicing Specialist I
Asset Mitigation and Loss
SecureNet Loan 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 8-13-24
Angela Zavala
NAME

Angela Zavala
AS SUBSTITUTE TRUSTEE