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SELECT PORTFOLIO SERVICING, INC. (SPS)  
MORGAN, BYRON  
8337 MONTROYA CIRCLE, AUSTIN, TX 78717

CONVENTIONAL  
Firm File Number: 16-024822

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 7, 2005, BYRON MORGAN AND TARA MORGAN, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2005053362, to which reference is herein made for all purposes.

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 said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 1, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Williamson county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Williamson, State of Texas:

LOT 87, BLOCK "E", OF THE WOODS OF BRUSHY CREEK SECTION II PHASE IV, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN CABINET L, SLIDES 159-163, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Property Address:	8337 MONTROYA CIRCLE AUSTIN, TX 78717
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	PNC BANK, NATIONAL ASSOCIATION 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE

Angela Zavala, Michelle Jones, Richard Zavala, Jr and  
Sharlet Watts

c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
(713) 462-2565

**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 military service to the sender of this notice immediately.**

FILED FOR RECORD

JAN 13 2022

  
County Clerk, Williamson Co. TX