

#28

FILED FOR RECORD

MAR 15 2022

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Nancy E. Roster

1. **Property To Be Sold.** Lot 5, Block D, Cat Hollow Section 1-A, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet L, Slide 29, Plat Records of Williamson County, Texas. Having the address 8381 Liberty Walk Drive, Round Rock, Texas 78681.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: April 5, 2022

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 2:00 P.M.

Place: Williamson County Courthouse in Georgetown, Texas, at the following location: NE Basement Door, New Addition, Williamson County Justice Center, 405 Martin Luther King Blvd.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a nonjudicial 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 COREY MCCALLUM and MARCIA MELINDA MCCALLUM. The deed of trust is dated August 17, 2010, and is recorded under Clerk's File # 2010055961, of the Official Public Records, Williamson County.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$195,250.00, executed by COREY MCCALLUM and MARCIA MELINDA MCCALLUM, and payable to the order of TIM SPIRES, AS TRUSTEE OF THE WILLIAMSON COUNTY LIBERTY WALK DR. FAMILY LAND TRUST transferred to SPILIA LLC-SERIES N and all renewals and extensions of the note. SPILIA LLC-SERIES L is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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.

DATED March 11, 2022.

Gary D. Tully
 Gary D. Tully, Trustee
 8300 Old McGregor Road, Ste. 1A
 Woodway, Texas 76712
 (254)772-6525 phone
 (254)772-6515 fax

CERTIFIED MAIL NO. 7019 1640 0000 6051 6592 RETURN RECEIPT REQUESTED AND BY REGULAR MAIL