

20

MAR 24 2022

102 Patricks Aly, Liberty Hill, TX 78642

Nancy E. Roster  
County Clerk, Williamson Co. TX

22-002823

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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.**

**1. Date, Time, and Place of Sale.**

Date: 05/03/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Williamson County, pursuant to §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.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/12/2020 and recorded in the real property records of Williamson County, TX and is recorded under Clerk's File/Instrument Number 2020049521, with John Muntean (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Paramount Residential Mortgage Group, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by John Muntean, securing the payment of the indebtedness in the original amount of \$212,087.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Data Mortgage, Inc. DBA Essex Mortgage is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING 0.504 OF AN ACRE TRACT OF LAND OUT OF HENRY FIELDS SURVEY, ABSTRACT NO. 233, IN THE TOWN OF LIBERTY HILL, WILLIAMSON COUNTY, TEXAS, SAID LAND ALSO BEING THAT CERTAIN CALLED 0.50 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED FROM JOHN D. VANCAMP AND PATRICIA MICHAEL TO GREG BLUE AND LINDA BLUE, RECORDED IN VOLUME 2549, PAGE 495, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.504 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING POINT BEING THE BASE OF A 1/2" BENT IRON ROD ON THE FOUND ON THE SOUTH OF A LARGE LIVE OAK TREE AT A POINT IN THE NORTH RIGHT-OF-WAY LINE PATRICK'S ALLEY, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 69 DEGREES 21 MINUTES 24 SECONDS W A DISTANCE OF 155.09 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HICKMAN STREET, SAID BEGINNING POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN RACHEL ZORN CALLED 0.318 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 2018088017, OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE OF PATRICK'S ALLEY WITH THE EAST LINE OF SAID ZORN TRACT NO 25 DEGREES 57 MINUTES 17 SECONDS W A DISTANCE OF 83.82 FEET TO 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID ZORN TRACT, ALSO BEING THE SOUTHEAST

CORNER OF THAT CERTAIN LIBERTY HILL UNITED METHODIST CHURCH CALLED 0.28 ACRE TRACT TEXAS, FOR AN ANGLE POINT IN THE WEST LINE HEREOF;

THENCE, WITH THE EAST LINE OF SAID 0.28 ACRE CHURCH TRACT N 26 DEGREES 19 MINUTES 45 SECONDS W A DISTANCE OF 129.66 FEET TO A 1/2" IRON ROD WITH I.D CAP STAMPED "R.P.L.S 5793" SET AT A POINT IN THE SOUTH LINE OF THAT CERTAIN LIBERTY HILL UNITED METHODIST CHURCH CALLED 1.42 ACRES TRACT OF LAND, RECORDED IN DOCUMENT NO. 2003038816, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH A PORTION OF SAID SOUTH LINE OF 1.42 ACRES TRACT N 70 DEGREES 20 MINUTES 00 SECONDS E A DISTANCE OF 117.64 FEET TO A 1/2" IRON ROD FOUND AT POINT IN SAID LINE AT THE NORTHWEST CORNER OF THAT CERTAIN TRACEY A. WIGGERS CALLED 2.37 ACRES TRACT OF LAND, RECORDED IN VOLUME 2355, PAGE 490, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE, LEAVING AFOREMENTIONED LINE WITH A PORTION OF THE WEST LINE OF SAID 2.37 ACRES TRACT S 18 DEGREES 45 MINUTES 52 SECONDS E A DISTANCE OF 211.82 FEET TO A 1/2" IRON ROD FOUND AT A POINT IN SAID LINE, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, LEAVING AFOREMENTIONED LINE S 70 DEGREES 08 MINUTES 32 SECONDS WEST A DISTANCE OF 90.08 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.504 OF AN ACRE OF LAND, MORE OR LESS,



6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ServiceMac, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Data Mortgage, Inc. DBA Essex Mortgage  
9726 Old Bailes Road, Suite 200  
Fort Mill, SC 29707

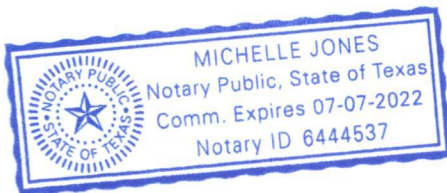
Angela Zavala  
**SUBSTITUTE TRUSTEE**

Angela Zavala, Michelle Jones  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared ANGELA ZAVALA, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of March, 2022.



Michelle Jones  
NOTARY PUBLIC in and for

Bell COUNTY  
My commission expires: 7-7-22  
Print Name of Notary: Michelle Jones

**CERTIFICATE OF POSTING**

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on March 24, 2022 I filed at the office of the Williamson County Clerk and caused to be posted at the Williamson County courthouse this notice of sale.

Angela Zavala  
Declarants Name: 3/24/22  
Date: