

MAR 14 2022

Nancy E. Roster

County Clerk, Williamson Co. TX

Notice of Foreclosure Sale

Deed of Trust dated March 29, 2013 executed by Grantor, Lisa Marie Mata-Buentello and John Xavier Buentello, conveying to Mark Hallmark as Trustee, for the benefit of Lender, Sylvester Walls, recorded in Clerk's File No. 2013028020 of the real property records of Williamson County, Texas, securing a note of even date executed by Grantor to Lender, for the property described as:

Legal Description: All that certain tract or parcel of land being situated in Williamson County, Texas being out of the L.B. Johnson Survey and Henry Garmes Survey and being a portion of Tract No. 32 of South San Gabriel Ranches Subdivision as recorded in Volume 5, Page 12 of the Williamson County Plat Records.

Beginning at a steel stake, the SW corner of a tract of 2.72 acres of land described in deed dated January 28, 1994 from Charlie Maynard, et al, to Lonnie Draper and Bessie Ann Draper of record in Volume 2479, Page 13, Official Records of Williamson County, Texas;

THENCE N 15° 42' E 160.5 feet to a steel stake in the center of Beth Branch;

THENCE S 68° 27' E 447.2 feet to a steel stake, the NE corner hereof and the NW corner of Tract 32D;

THENCE S 25° 9' W 186.4 feet to a steel stake for SE corner hereof, the SW corner of Tract 32D,

THENCE N 64° 51' W 420 feet to the place of BEGINNING and containing 1.72 acres, more or less, and being shown as Tract 32E on a resubdivision of said Tract No. 32 of South San Gabriel Ranches Subdivision.

(Having an address at 240 Jennifer Lane, Leander, Texas 78641).

Foreclosure Sale:

Date: Tuesday, April 5, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am.

Place: outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas or as directed by the County Commissioners Office

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the bid of the lienholder may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, the owner and holder of the Note, has requested Trustee or Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee or Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

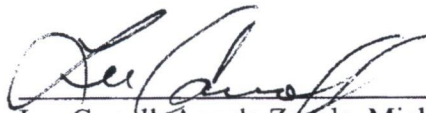
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee or Substitute Trustee.

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.



Lee Carroll, Angela Zavala, Michelle Jones, Richard
Zavala, Jr. or Sharlet Watts, Substitute Trustee
PO Box 692389 by: *Angela Zavala*
Houston, Texas 77269
281/440-1162