

23

**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 SERVE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Date: December 13, 2021

**FILED FOR RECORD**

Original Trustee: A. Rick Hightower

**DEC 13 2021**

Grantors: Robert C. Mabe and Leola B. Mabe

*Nancy E. Ruster*  
County Clerk, Williamson Co., TX

Beneficiaries: Paul Miller, Karen Miller, and Greg P. Behrens

Original Note Dated: April 22, 2003

Original Principal Sum: \$90,000.00

Deed of Trust: Deed of Trust being recorded in Document No. 2003039727 of the Official Public Records of Williamson County, Texas.

Property to Be Sold: Lot 1, Block A, GREENHILL, SECTION TWO-A, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet D, Slide 239, Plat Records of Williamson County, Texas

County: Williamson County, Texas

Substitute Trustee: Heather Holmes

Substitute Trustee's Address: 171 Benney Lane, Bldg II, Dripping Springs, Texas 78620

Date of Sale: January 4, 2022

Time and Location of Sale: Notice is Hereby Given that on the Date of Sale, specifically, such sale to begin at 10:00 o'clock a.m., or not later than three hours after such time AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; or as designated by the Commissioner's Court of said County, to the highest bidder for cash.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and subject to any prior liens. There will be no Warranty Relating to title, possession, quiet enjoyment, or the like for the property in this disposition. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

In accordance with Texas Property Code Sec. 51.0076, the undersigned as attorney for the mortgagee does hereby remove the original trustee and appoints in their stead HEATHER HOLMES whose address is 171 Benney Lane, Building II, Suite 100, Dripping Springs, Texas 78620 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the original trustee under the said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

**THIS INSTRUMENT APPOINTS THE SUBSTITUE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
\_\_\_\_\_

Rex. G. Baker III, Attorney  
Baker & Robertson

## Affidavit of Posting and Filing

Date: December 13, 2021

Affiant: Heather Holmes

Deed of Trust

Date: April 22, 2003

Grantors: Robert C. Mabe and Leola B. Mabe

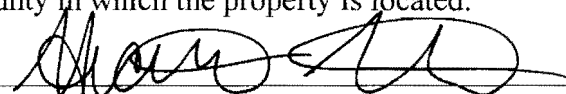
Mortgagees: Paul Miller, Karen Miller, and Greg P. Behrens

Recording information: Deed of Trust being recorded in Document No. 2003039727 of the Official Public Records of Williamson County, Texas.

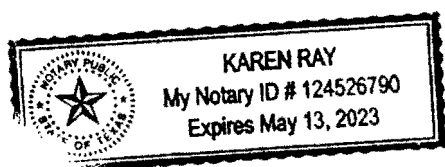
Property: Lot 1, Block A, GREENHILL, SECTION TWO-A, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet D, Slide 239, Plat Records of Williamson County, Texas.

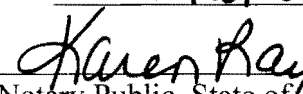
Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the filing and posting for foreclosure of the Deed of Trust.
2. Attached to this affidavit is a copy of the Notice of Trustee's Sale, file-stamped by the county clerk's office.
3. Affiant posted a copy of the Notice of Trustee's Sale on December 13, 2021 at the place at the courthouse designated in the notice being the area designated by the Williamson County commissioner's court for foreclosure sales, and filed the Notice of Trustee's Sale in the office of the county clerk for Williamson County in which the property is located.

  
Heather Holmes

SUBSCRIBED AND SWORN TO before me on December 13, 2021 by Heather Holmes



  
Notary Public, State of Texas