

23-146726

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> March 2, 2023	<b>Original Mortgagor/Grantor:</b> JOHNNIE WILLIAMS
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SERVIS ONE, INC DBA BSI FINANCIAL SERVICES
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 231346	<b>Property County:</b> AUSTIN
<b>Mortgage Servicer:</b> BSI FINANCIAL SERVICES	<b>Mortgage Servicer's Address:</b> 4200 REGENT BLVD. SUITE B200 IRVING, TX 75063

\* 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.

**Secures:**Note in the original principal amount of \$309,728.00, executed by JOHNNIE WILLIAMS and payable to the order of Lender.

**Property Address/Mailing Address:** 516 TURTLE DOVE DR, SEALY, TX 77474

**Legal Description of Property to be Sold:** LOT EIGHTEEN (18), BLOCK ONE (1), SECTION 3 OF THE DOVE LANDING SUBDIVISION, A SUBDIVISION OF 22.159 ACRES, OF LAND OUT OF THE SAN FELIPE DE AUSTIN SURVEY, A-5, AUSTIN COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 3, PAGE 8, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

<b>Date of Sale:</b> December 3, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Austin County Courthouse, One East Main, Bellville, TX 77418

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SERVIS ONE, INC DBA BSI FINANCIAL SERVICES*, the owner and holder of the Note, has requested Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Kristopher Holub, Joshua Sanders, Jami Grady, Amy Oian, Aleena Litton, Crystal



2024-0022

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Andrea Canderson  
COUNTY CLERK  
AUSTIN COUNTY, CLERK

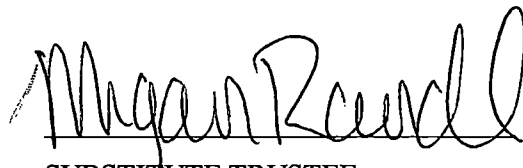
Koza, Matthew Hansen, Ramiro Cuevas, Cary Corenblum, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Megan Randle, Ebbie Murphy, Robert Randle whose address is 1 Mauchly Irvine, CA 92618 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *SERVIS ONE, INC DBA BSI FINANCIAL SERVICES* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Kristopher Holub, Joshua Sanders, Jami Grady, Amy Oian, Aleena Litton, Crystal Koza, Matthew Hansen, Ramiro Cuevas, Cary Corenblum, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Megan Randle, Ebbie Murphy, Robert Randle whose address is 1 Mauchly Irvine, CA 92618 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Kristopher Holub, Joshua Sanders, Jami Grady, Amy Oian, Aleena Litton, Crystal Koza, Matthew Hansen, Ramiro Cuevas, Cary Corenblum, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Megan Randle, Ebbie Murphy, Robert Randle whose address is 1 Mauchly Irvine, CA 92618 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Kristopher Holub, Joshua Sanders, Jami Grady, Amy Oian, Aleena Litton, Crystal Koza, Matthew Hansen, Ramiro Cuevas, Cary Corenblum, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Megan Randle, Ebbie Murphy, Robert Randle OR Megan Randle, Robert Randle or Ebbie Murphy, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

2024-0022

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE AND  
APPOINTMENT OF 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.**

WHEREAS, on September 13, 2021, Roman Jhonnatan De Jesus Ferrebus Villasmil as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Liang Gao, as Trustee (the "Deed of Trust"), for Hawthorne Ventures, LP (the "Original Lender"), which Deed of Trust secures the payment of that certain promissory note of even date therewith in the original principal amount of \$310,000.00, payable to the order of the Original Lender (the "Note"), which Deed of Trust is recorded in Clerk's File Instrument Number 215351 of the Official Public Records of Austin County, Texas on April 19, 2022. The Original Lender transferred the Note and Deed of Trust to Hawthorne Interests, LLC (the "Lender") on June 30, 2022 pursuant to Transfer of Note and Lien recorded at Clerk's File Instrument Number 224021 of the Official Public Records of Austin County, Texas on July 11, 2022. The Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to wit:

TBD Meith Road, Sealy, TX 77474, also known as Tract 9, a 30.439 acre of land situated in the San Felipe De Austin Survey Abstract Number 5, Austin County, Texas, being comprised of a portion of that certain called 144.623 acre tract described as "Tract Two" in instrument to Hawthorne Ventures, LP recorded under Instrument Number 203045 of the Official Records of Austin County, Texas (O.R.A.C.T), said 30.439 acre tract being more particularly described by metes and bounds as in the attached Exhibit A.

Commonly known as TBD Meith Rd Tract 9 Katy, TX 77494.

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Lender, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested the Substitute Trustee to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek, Jennyfer Sakiewicz is authorized to represent the mortgagee and is authorized to administer the foreclosure referenced herein.

The undersigned as mortgagee, or as mortgage servicer for the mortgagee under Texas Property Code Sec. 51.0075, does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek,

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Megan L. Randle  
COUNTY CLERK  
AUSTIN COUNTY, CLERK



2024-0024

Jennyfer Sakiewicz as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said 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.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on Tuesday, 12/3/2024 from 1:00PM through 4:00PM, being the first Tuesday of such month, of Austin County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows:

In the foyer of the Austin County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee may bind and obligate Mortgagor to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchase shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

The contact information for Liang Gao as the attorney for Mortgagee is 541-753-7210, [ethan@gaolawfirmpllc.com](mailto:ethan@gaolawfirmpllc.com) and 3307 Candle Stick Ln, Katy, TX 77494.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES(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.**

WITNESS, my hand this \_\_\_\_\_ November 12 \_\_\_\_\_, 2024.

*Liang Gao*

By: **Liang Gao, attorney for Mortgagee**



By: **Megan Randle, Substitute Trustee**