



CONSTABLE JOHN ELLEN
Hays County, Precinct 5

500 Jack C Hays Trail
Buda, TX 78610

Office: 512-295-3030
Fax: 512-295-4213
Email: john.ellen@hayscountytexas.gov

#8 Pg 1
FILED
HAYS COUNTY, TEXAS
at 11:14 o'clock A M

OCT 15 2025

COUNTY CLERK

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

NOTICE OF CONSTABLE'S SALE, REAL PROPERTY

Under the authority and by virtue of an Writ of Execution dated and issued pursuant to the judgment of the 133rd Judicial District Court, Harris County, Texas by the clerk of said court as shown in the following schedule of cases, and to me directed and delivered as Constable in Hays County, I have on the date indicated below seized and levied upon, and will on the first Tuesday in December, 2025, the same being December 2, 2025, at the Hays County Courthouse, between the hours of 10:00 a.m. and 4:00 p.m., proceed to sell for cash to the highest bidder all of the right, title, claim, and interest of the Defendant EVE ZOU in the real property as described below in order to satisfy said judgment, interest, penalties, costs, and further costs of executing this writ.

On June 23, 2025, Todd Garrett d/b/a Rapid Response Judgment Enforcement, As Assignee of Record for James Zou, recovered a judgment in the 133rd Judicial District Court of Harris County, Texas against Eve Zou, Cause No. 2011-75656-A, for the sum of \$331,722.56 in actual damages plus pre-judgment interest thereon at the annual rate of 7.5% since April 10, 2024 until the day preceding the date of the Judgment, plus \$10,000.00 in exemplary damages, plus post-judgment interest accruing thereon at the annual rate of 7.5% since June 23, 2025 until paid, but is entitled to a credit of \$75,916.01 pursuant to the terms of the Judgment.

Any properties sold shall be subject to the right of redemption of the Defendant Eve Zou or any person having an interest therein, to redeem the property or their interest therein if allowed, within the time and in the manner provided by law.

All sales shall be by constable's deed and are without warranty as to title or condition, express or implied, as evidenced by Constable's Deed.

Levy occurred on October 14, 2025. The following property will be sold:

SCHEDULE OF PROPERTIES

[1] SHADOW CREEK PHASE NINE SEC TWO, BLOCK C, Lot 35, ACRES 0.11, ACCORDING TO THE MAP OR PLAT THEREOF, BEING THAT SAME PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED DATED AUGUST 15, 2018 AND RECORDED IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS UNDER FILE NO. 18029826, MORE COMMONLY KNOWN AS 366 GUEMAL RD, BUDA, TX 78610

[2] SUNFIELD PHASE THREE SEC TWO, BLOCK A, Lot 28, ACCORDING TO THE MAP OR PLAT THEREOF, BEING THAT SAME PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDORS



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LIEN DATED JANUARY 14, 2021, AND RECORDED IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS UNDER FILE NO. 21002464, MORE COMMONLY KNOWN AS 254 BAYBERRY CIR, BUDA, TX 78610.

[3SUNFIELD PHASE THREE SEC TWO, BLOCK G, Lot 4, ACCORDING TO THE MAP OR PLAT THEREOF, BEING THAT SAME PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDORS LIEN DATED JANUARY 4, 2021, AND RECORDED IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS UNDER FILE NO. 21002475, MORE COMMONLY KNOWN AS 188 BAYBERRY CIR, BUDA, TX 78610.

Said property will be sold to the highest bidder to satisfy EVE ZOU's liability in the above-referenced Judgment in favor of Todd Garrett, together with all costs associated with this sale. The minimum bid is \$305,573.89 plus all costs of sale.

GIVEN UNDER MY HAND on this 8th day of October, 2025.

John Ellen Constable
Precinct 5, Hays County, Texas

A handwritten signature in black ink, appearing to read "John Ellen", is written over a horizontal line.

By: John Ellen Constable
Precinct 5, Hays County, Texas



CONSTABLE JOHN ELLEN
Hays County, Precinct 5

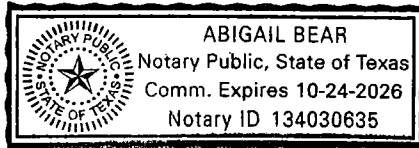
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The State of Texas
County of Hays

Before me personally appeared the above-named affiant, who, being first duly sworn, stated upon oath that the above-stated facts are true and correct and within his or her personal knowledge, and subscribed the same on this 14 day of October, 2025.



John Ellen
Notary Public/Peace Officer, In and For the State of Texas

NOTICE TO BIDDERS:

THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OR PROPERTY "AS IS". BIDDERS ARE FURTHER ADVISED THAT PURCHASES OF THE PROPERTY AT THIS EXECUTION SALE MAY NOT EXTINGUISH ANY LIENS OR SECURITY INTERESTS ON THE PROPERTY.

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NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED
HAYS COUNTY, TEXAS
at 10:21 o'clock A.M.

Deed of Trust Date: 12/30/2016	Grantor(s)/Mortgagor(s): RUBIN WAYNE HARRIS, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CALATLANTIC MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. BANK NATIONAL ASSOCIATION <i>[Signature]</i>
Recorded in: Volume: N/A Page: N/A Instrument No: 17001582	Property County: HAYS COUNTY CLERK
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 2800 Tamarack Road, Owensboro, KY 42301
Date of Sale: 12/2/2025	Earliest Time Sale Will Begin: 12pm
Place of Sale of Property: Hays County Government Center, 712 South Stagecoach Trail, San Marcos, TX 78666 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 22, BLOCK A, AVANA PHASE 3, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE(S) 283-286, MAP AND/OR PLAT RECORDS, HAYS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary Corenblum, Joshua Sanders, Aleena Litton, Auction.com LLC, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 10/14/2025

[Signature]

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

Dated: 10/15/25

[Signature]
Angela Zavala

Printed Name:

[Signature]
Angela Zavala

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number: TX-19-74413-POS
Loan Type: Conventional Residential