

FILED  
 at 3:37 o'clock P.M.  
 MAR 07 2024 Kw  
 Nancy E. Ruter  
 County Clerk, Williamson Co., TX

**NOTICE OF NON-JUDICIAL FORECLOSURE  
 AND TRUSTEE'S SALE**

Date: March 7, 2024

1. **Property to be sold:** The property to be sold is described as follows:

A TRACT OR PARCEL OF LAND CONTAINING 7.3520 ACRES (320,255 SQUARE FEET), SITUATED IN THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350, WILLIAMSON COUNTY, TEXAS; BEING OUT OF AND A PART OF THAT CERTAIN CALLED 12.715 ACRE TRACT OF LAND AS CONVEYED TO SHERRY LYNN BALDWIN JANETZKE BY INSTRUMENT RECORDED IN DOCUMENT NO. 2007097784 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 7.3520 ACRE TRACT OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

**Last known owner and address:** Ant Savings Corp.,  
 c/o ABHIRAM GARAPATI  
 1701 BAGDAD ROAD  
 Cedar Park, TX 78613

2. **Instrument granting right and power to foreclose:** The instrument granting right and power to foreclose is the Deed of Trust recorded on Sept., 2, 2022 under Document No. 2022104569, of the Official Public Records of Williamson County.

3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, April 2, 2024

Time: No earlier than 11:00 AM, and no later than three hours thereafter.

Place: Williamson County Justice Center, 405 Martin Luther King Jr. St.,  
 Georgetown, Texas 78626

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash.

Pursuant to TEX. PROP. CODE § 51.009, 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.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

5. **Type of Sale:** The sale is a non-judicial lien foreclosure sale being conducted pursuant to the Deed of Trust.
6. **Obligations Secured:** The Deed of Trust provides that it secures the payment of a Note and associated interest, including all costs and attorneys' fees incurred, namely the amount of **\$329,906.68 (plus additional interest payments accruing).**

Trustee: Colin Newberry

Lienholder: Steve Eckart

7. **Default and Request to Act:** Default has occurred under the Deed of Trust, and the lienholder has appointed the undersigned as Trustee to conduct this sale in the original Deed of Trust.

SIGNED on the 7th day of March, 2024

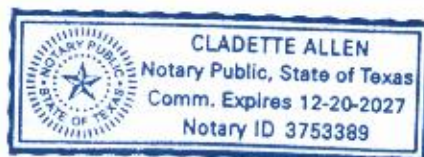


Colin Newberry  
State Bar No. 24074806  
REALTY LAW, PLLC  
1411 WEST AVE., SUITE 200  
AUSTIN, TX 78701

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO before me by Colin Newberry on the 7th day of March, 2024.



  
Notary Public, State of Texas

Exhibit A

A TRACT OR PARCEL OF LAND CONTAINING 7.3520 ACRES, (320,255 SQUARE FEET), SITUATED IN THE L. B. JOHNSON SURVEY, ABSTRACT NO. 350, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 12.715 ACRE TRACT OF LAND AS CONVEYED TO SHERRY LYNN BALDWIN JANETZKE BY INSTRUMENT RECORDED IN DOCUMENT NO. 2007097784 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.3520 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2007097784 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS).

BEGINNING at a cut "x" set in a concrete drain on the west right-of-way line of Ronald Reagan Boulevard, (Right-of-Way Varies), same being the common line of that certain called 8.986 acre tract of land as conveyed to Williamson County, Texas by instrument recorded in Document No. 2005023250 of the Official Public Records of Williamson County, Texas, same being on the common line of said 12.715 Acre Tract, for the southeast corner of that certain called 5.01 acre tract of land as conveyed to C. A. R. Holdings, Inc. by instrument recorded in Document No. 2012043665 of the Official Public Records of Williamson County, Texas, said 5.01 Acre Tract being in conflict with and being more accurately described by instrument recorded in Document No. 2012077708 of the Official Public Records of Williamson County, Texas, same being the most easterly northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 18°04'53" E, along the west right-of-way line of Ronald Reagan Boulevard, same being the common line of said 12.715 Acre Tract, a distance of 161.60 feet to a capped, (Precision Surveyors), iron rod set for an angle point in the west right-of-way line of Ronald Reagan Boulevard, same being a corner of said 12.715 Acre Tract, same being a corner of the herein described tract,

Thence, S 16°42'07" E, along the west right-of-way line of Ronald Reagan Boulevard, same being the common line of said 12.715 Acre Tract, a distance of 493.33 feet to a capped iron rod found for the northeast corner of that certain called 2.576 acre tract of land as conveyed to Williamson County by instrument recorded in Document No. 2005024321 of the Official Public Records of Williamson County, Texas, same being the southeast corner of said 12.715 Acre Tract, same being the southeast corner of the herein described tract;

Thence, S 79°30'53" W, along the common line of said 2.576 Acre Tract, same being the common line of said 12.715 Acre Tract, a distance of 74.33 feet to a capped iron rod found for a corner of said 2.576 Acre Tract, same being a corner of said 12.715 Acre Tract, same being a corner of the herein described tract,

Thence, S 65°28'32" W, along the common line of said 2.576 Acre Tract, same being the common line of said 12.715 Acre Tract, a distance of 302.15 feet to a capped iron rod found for a corner of said 2.576 Acre Tract, same being a corner of said 12.715 Acre Tract, same being a corner of the herein described tract;



Thence, S 77°02'30" W, along the common line of said 2.576 Acre Tract, same being the common line of said 12.715 Acre Tract, pass at a distance of 133.21 feet the northwest corner of said 2.576 Acre Tract, and continuing for a total distance of 142.19 feet to a capped iron rod found on the common line of that certain tract of land as conveyed to The Huie H. and Doris S. Lamb Living Trust by instrument recorded in Document No. 2016042314 of the Official Public Records of Williamson County, Texas, for the southwest corner of said 12.715 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 04°03'15" E, along the common line of said Lamb Tract, same being the common line of said 12.715 Acre Tract, a distance of 539.18 feet to a point for a corner of said Lamb Tract, same being a corner of said 12.715 Acre Tract, same being a corner of the herein described tract, from which a 60d nail in a fence post found for reference bears, S 72°16'05" W, a distance of 0.53 feet;

Thence, N 29°48'33" W, along the common line of said Lamb Tract, same being the common line of said 12.715 Acre Tract, a distance of 454.52 feet to a capped, (Precision Surveyors), iron rod set for the south corner of that certain called 0.35 acre tract of land as conveyed to C. A. R. Holdings, Inc. by instrument recorded in Document No. 2013105305 of the Official Public Records of Williamson County, Texas, same being the west corner of the herein described tract;

Thence, N 60°11'27" E, across said 12.715 Acre Tract, along the common line of said 0.35 Acre Tract, a distance of 112.08 feet to a capped, (Precision Surveyors), iron rod set on the common line of said 5.01 Acre Tract, for the east corner of said 0.35 Acre Tract, same being the north corner of the herein described tract;

Thence, S 52°47'56" E, across said 12.715 Acre Tract, along the common line of said 5.01 Acre Tract, a distance of 363.47 feet to a capped, (Precision Surveyors), iron rod set for the south corner of said 5.01 Acre Tract, same being a corner of the herein described tract;

Thence, N 73°14'47" E, across said 12.715 Acre Tract, along the common line of said 5.01 Acre Tract, a distance of 99.92 feet, (Call 100.09 feet), to the POINT OF BEGINNING and containing 7.3520 acres or 320,255 square feet of land, more or less.