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FILED
at 12:29 o'clock P M
JUN 23 2026
Nancy E. Rister
County Clerk, Williamson Co., TX

# NOTICE OF ASSESSMENT LIEN SALE

**STATE OF TEXAS** §
§
**COUNTY OF WILLIAMSON** §

**WHEREAS,** the property herein described is subject to the Declaration of Condominium Regime for Sonterra II Condominiums, filed on August 11, 2017, as Instrument No. 2017074367 of the Official Public Records of Williamson County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

**WHEREAS,** Sonterra II Residential Condominium Community, Inc. on October 9, 2025, January 6, 2026, and March 6, 2026, sent notice of default in payment of assessments to **ULISES MACIAS MACIAS**, being the reputed owner or current owner of said real property; and

**WHEREAS,** the said **ULISES MACIAS MACIAS**, have continued to default in the payment of their indebtedness to Sonterra II Residential Condominium Community, Inc. and the same is now wholly due, and Sonterra II Residential Condominium Community, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Sonterra II Residential Condominium Community, Inc.

**NOW, THEREFORE,** notice is hereby given that on Tuesday, the 4th day of August, 2026, between 10:00 a.m. and 4:00 p.m., Sonterra II Residential Condominium Community, Inc. will sell the herein described real estate (including any improvements thereon) at public auction outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas., or as designated by the Williamson County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

**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.**

SIGNED: June 23, 2026.

**SONTERRA II RESIDENTIAL CONDOMINIUM COMMUNITY, INC.**

**By:**_____
**Parrish S. Nicholls**
**Its: Attorney**

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Parrish S. Nicholls, Attorney for Sonterra II Residential Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on June 23, 2026.

Brenda Renee Schlueter
My Commission Expires
4/14/2027
Notary ID131784648

_____
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,**
**Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon**
**Henry Oddo Austin & Fletcher, P.C.**
**1717 Main Street, Suite 4600**
**Dallas, Texas 75201**

**EXHIBIT "A"**

**Lot No. 60K, with the Section No. , and having the following description: C507 - SONTERRA 2 CONDO, UNIT 6K. (the "Property").**