

Notice of Foreclosure Sale

July 11, 2024

Deed of Trust to Secure Assumption ("Deed of Trust"):

Dated: May 19, 2020
 Grantor: Naila Khalid
 Trustee: Douglas A. Booth
 Beneficiary: Qasim Khan
 Recorded in: Instrument No. 2020055525 in the Official Public Records of
 Williamson County, Texas

FILED
 at 2:39 o'clock PM
 JUL 15 2024
Nancy E. Ruter
 County Clerk, Williamson Co., TX

Secured Property:

Lot 22, Block 2, of Teravista Section 14A Final Plat, according to the plat thereof recorded under Instrument No. 2013070072 of the Official Public Records of Williamson County, Texas, commonly known as 4423 Caldwell Palm Circle, Round Rock, Texas 78665

Secures: Grantor's assumption of that certain promissory note dated May 19, 2020 in the original principal amount of \$396,397.00 from Grantor and Beneficiary to RMC Mortgage Corporation d/b/a Ryland Mortgage Corp. ("Note") secured by that certain Deed of Trust recorded under Instrument No. 2015032902 in the Official Public Records of Williamson County, Texas

Foreclosure Sale:

Date: August 6, 2024

Time: The sale of the Secured Property will be held between the hours of 10:00 p.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: Outside the northeast lower level door of the Williamson County Justice Center at 405 Martin Luther King Street, Georgetown, Texas 78626

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Secured Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit for amounts owed under the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary has requested Trustee to sell the Secured Property.

Formal notice is hereby given of Beneficiary's election to proceed against and sell the Secured Property in accordance with Beneficiary's rights and remedies under the Deed of Trust.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Secured Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Secured 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.

Pursuant to section 51.009 of the Texas Property Code, the Secured 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 Secured Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 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.



Douglas A. Booth, Trustee