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at 11:34 FILED o'clock AM

NOTICE OF TRUSTEE'S SALE

JUL 11 2025

Nancy E. Ruter
County Clerk, Williamson Co., TX

THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

Date: July 10, 2025

Deed of Trust:

Date: February 28, 2019

Grantor: Ignacio Rodriguez Enciso, 101 Thornwood Road, Georgetown, Texas 78628

Beneficiary: SJPW Ranch Investments, LLC

Recorded under Clerks Document Number 2019033815, Official Public Records, Williamson County, Texas.

Property: Being a 12.81 acre tract or parcel of land known as Tract A and being a part of the Josephine Milhron Survey, A-433, in Williamson County, Texas and being more particularly described in Exhibit A attached to the Deed of Trust filed in Clerk's Document Number 2019033815, Deed Records of Williamson County, Texas.

Date of Sale: August 5, 2025

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Williamson County Justice Center

405 Martin Luther King Street, Georgetown, Texas 78626

Designated Area: Outside the northeast lower level door of the Williamson County Justice Center and more particularly described above, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Timothy Murphy, Gordon
Murphy, Dean Murphy, or Lindsey Meyer

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115