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Record and return to:  
Kilpatrick Townsend & Stockton LLP  
2001 Ross Avenue, Suite 4400  
Dallas, TX 75201

Property Address:  
13785 Research Boulevard  
Austin, Texas 78750

FILED  
at 2:58 o'clock P M

JUL 14 2025

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

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

**SUBSTITUTE TRUSTEE(S): Stuart C. Atwell, Maeghan E. Whitehead, Christin J. Jones and/or Zoe P. Stendara, 2001 Ross Ave., Suite 4400, Dallas, Texas 75201.**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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. Senders are: Stuart C. Atwell, Maeghan Whitehead, Christin J. Jones and/or Zoe P. Stendara, 2001 Ross Ave., Suite 4400, Dallas, Texas 75201.**

**Deed of Trust Date:**  
March 2, 2018

**Grantor(s) Mortgagor(s):**  
FPG ASPEN LAKE OWNER, LLP

**Original Mortgagee:**  
UBS AG, by and through its branch office  
at 1285 Avenue of the Americas, New York,  
New York

**Current Mortgagee:**  
RSS UBSCM2018-C9 – TX FAL, LLC

**Recorded on:** March 5, 2018  
**As File No.:** 2018018239

**Property County:**  
Williamson County

Default has occurred pursuant to the terms of the Deed of Trust and Security Agreement ("Deed of Trust") memorialized by contemporaneously executed promissory notes and other loan documents, the debt has been accelerated, and the same is now wholly due, and the Mortgagee has requested to sell all secured property identified by the Deed of Trust, including the real property described on **Exhibit A** attached hereto, and any fixtures or personal property located on same, to satisfy all indebtedness.

**Date of Sale:** August 5, 2025

**Earliest Time Sale Will Begin:** 10:00 a.m.

**Place of Sale of Property:** THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MLK STREET, GEORGETOWN, TEXAS, OUTSIDE THE NORTHEAST LOWER LEVEL DOOR, OR IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

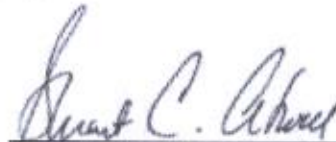
Mortgage Servicer is authorized to represent the Mortgagee by virtue of servicing agreement with the Mortgagee, its successors and assigns. Pursuant to Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

The undersigned has been appointed Substitute Trustee in place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee(s) will sell the secured property identified in the Deed of Trust, as such instrument may from time to time have been amended, assumed, consolidated, modified, supplemented, restated, renewed, extended and/or assigned, by public auction to the highest bidder for cash at the place and date specified, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. **Pursuant to Section 51.009 of the Texas Property Code, 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.**

The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Dated: July 14, 2025.



, Substitute Trustee

Stuart C. Atwell

Maeghan E. Whitehead

Christin J. Jones

Zoe P. Stendara

c/o KILPATRICK TOWNSEND & STOCKTON LLP

2001 Ross Avenue, Suite 4400

Dallas, Texas 75201

**For Information:**

KILPATRICK TOWNSEND & STOCKTON LLP

2001 Ross Avenue, Suite 4400

Dallas, Texas 75201 / (214) 922-7100



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**TRACT 1:**

LOT 2, BLOCK "A", PARK AT ASPEN LAKE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET EE, SUDES 248-251, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

**TRACT 2:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN DOCUMENT RECORDED IN VOLUME 1510, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAVE AND EXCEPT THOSE PORTIONS CONVEYED BY DEEDS RECORDED IN VOLUME 2088, PAGE 980, VOLUME 2088, PAGE 987, VOLUME 2088, PAGE 184, VOLUME 2089, PAGE 74, COUNTY CLERK'S FILE NO. 9631770 AND VOLUME 2088, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND TRACT 1.

**TRACT 3:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED BY DOCUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2001-69001, AND AS AMENDED UNDER COUNTY CLERK'S FILE NO. 2014-6397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**TRACT 4:**

A NON-EXCLUSIVE EASEMENT FOR DRAINAGE AS DEFINED BY DOCUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2001-69004 AND AMENDED UNDER COUNTY CLERK'S FILE NO. 2014-6409, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**TRACT 5:**

A NON-EXCLUSIVE EASEMENT FOR FACILITIES AS DEFINED BY DOCUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2007-28887 AND AMENDED UNDER DOCUMENTS RECORDED UNDER COUNTY CLERK'S FILE NO(S) 2008-73777 AND 2014-6414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**TRACT 6:**

A NON-EXCLUSIVE EASEMENT FOR ACCESS AS DEFINED IN DOCUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2008-61064 AND AMENDED IN DOCUMENT FILED UNDER COUNTY CLERK'S FILE NO. 2014-6411 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**TRACT 7:**

A NON-EXCLUSIVE EASEMENT FOR FACILITIES AS DEFINED IN DOCUMENT RECORDED IN VOLUME 1521, PAGE 188, DEED RECORDS; AND AS AMENDED IN DOCUMENTS RECORDED IN VOLUME 1619, PAGE 862, VOLUME 1844, PAGE 447, VOLUME 1853, PAGE 130 AND VOLUME 1888, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOCUMENT RECORDED UNDER COUNTY CLERK'S FILE NO(S) 2001-68998, 2001-79933, 2004-16793, 2004-66425 AND 2011-20510 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND FURTHER AMENDED BY DOCUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2014-6410, 2014-6415, AND 2014-6417 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAVE AND EXCEPT THOSE PORTIONS CONVEYED BY DEEDS RECORDED IN VOLUME 2088, PAGE 184, VOLUME 2089, PAGE 74, COUNTY CLERK'S FILE NO. 9631770, VOLUME 1759, PAGE 865, COUNTY CLERK'S FILE NO. 9631772 AND VOLUME 1853, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**LESS AND EXCEPT ANY AND ALL PROPERTY PREVIOUSLY RELEASED OF RECORD**