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FILED
at 3:17 o'clock P M

STATE OF TEXAS §

JUL 15 2025

COUNTY OF WILLIAMSON §

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

NOTICE OF FORECLOSURE SALE

DEFINED TERMS: As used in this Notice of Foreclosure Sale, the terms listed below have the provided definitions.

"Association" means Hutto Creek Bend Homeowners Association, Inc.

"County" means Williamson County.

"Owner" means Jeremy Royster, whether one or more individuals or entities.

"Property" means Lot 19, Block A, of BRUSHY CREEK MEADOWS SECTION 1, an addition to the City of Hutto, Texas, according to the plat thereof recorded in Cabinet W, Slide 228 of the Plat Records, Williamson County, Texas, locally known as 102 Lucy Cove, Hutto, Texas 78634.

"Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Larry Niemann, Fred Niemann, Jr., Kipp Marshall, Patrice Arnold, Elizabeth Escamilla, and Roxie Tsakas; 1122 Colorado, Suite 313, Austin, Texas 78701.

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.

WHEREAS, Owner has an obligation to pay assessments and other charges to the Association in accordance with the deed restriction instruments that burden the Property, and that obligation is secured by a lien against the Property in favor of the Association, in whole or in part, as provided under the deed restriction instruments that burden the Property and/or State law;

WHEREAS, Owner is delinquent in the payment of assessments and other sums to the Association, in spite of written demand being made upon Owner for payment of such debt, and the Association, acting by and through the Substitute Trustee(s), intends to foreclose its lien and sell the Property to satisfy, in whole or in part, the present indebtedness of Owner to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, August 5, 2025, the Association will cause the Property to be sold by public auction at the Williamson County courthouse in the location established for sales of real property under contract lien by the Williamson County Commissioners Court to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 PM.

Witness my hand this 10th day of July, 2025.

Hutto Creek Bend Homeowners Association, Inc.

By: Niemann & Heyer, L.L.P.

By: Patrice Arnold
Patrice Arnold
Attorney and Authorized Agent

Acknowledgement

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was executed before me on the 10th day of July, 2025, by Patrice Arnold in the capacity stated above.

Elizabeth A. Escamilla
Notary Public, State of Texas

