

28

FILED
at 4:29 o'clock P M

OCT 01 2026

Nancy E. Ruter
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 8, 2025, January 9, 2026, and April 8, 2026, sent notice of default in payment of assessments to **NITA GARCIA, a married person**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **NITA GARCIA, a married person**, has 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 1st day of December, 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 1:00 p.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: October 1, 2026.

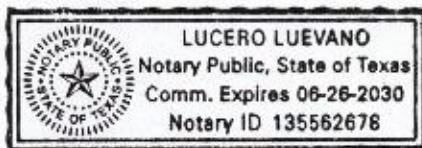
**SONTERRA II RESIDENTIAL
CONDOMINIUM COMMUNITY, INC.**

By: 
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent 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 October 1, 2026.




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"

Unit 132 Blk A, within the SONTERRA II CONDOMINIUMS PHASE VII, a residential condominium in Williamson County, Texas, as set forth in the Declaration of Condominium Regime for SONTERRA II CONDOMINIUMS, recorded in Document No. 2017074367, and by Amendment recorded in Document No. 2019055011 Official Public Records, Williamson County, Texas, together with an undivided interest appurtenant to such Units in and to the common elements in the Condominiums in accordance with the terms of the Declaration of Condominium Regime. (the "Property").