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at 11:39 FILED o'clock AM

NOV 10 2025

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

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Turnberry at Avery Ranch Condominium Community, Inc.** by those certain instruments entitled: *"Declaration of Condominium Regime for Turnberry at Avery Ranch Condominiums"* (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Williamson County, Texas*, under Williamson County Clerk's File Number 2018066161, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Turnberry at Avery Ranch Condominium Community, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Williamson County, Texas conveying the property described below to

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of **Andrea Keikilani Liu** resulting from Andrea Keikilani Liu default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on **December 02, 2025**, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place outside the northeast lower-level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas 78626, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is in the area designated in the Commissioners Court. The sale will take place no earlier than 1:00 p.m. and no later than 4:00 p.m.

Unit 902, Building 9, together with the undivided interest in and to the Common Elements appurtenant thereto, of Turnberry at Avery Ranch Condominiums, a condominium project in Williamson County, Texas, according to the Declaration of Condominium, recorded under Document Number 2018066161, of the Official Public Records of Williamson County, Texas, as amended by instrument recorded under Document Numbers 2019041096, 2019042076, 2019072376, 2019105455, 2019112517, 2019117231, 2019119259 and 2020091608 of the Official Public Records of Williamson County, Texas, and more commonly known as 12303 Maypole Bnd, Austin, TX 78717.

EXECUTED this the 11th day of November, 2025.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul
Gaines, Noelle Hicks, Ashley Koirtyohann, Jeff
Libersat, Leigh McBride, Melissa Mclain, Brittany
Olsen, Eric B. Tonsul, Christopher L. Trevino, and/or
Kelton Wilkins, Agent and Trustee for Turnberry at
Avery Ranch Condominium Community, Inc.

2800 Post Oak Boulevard, Suite 5777
Houston, Texas 77056
(713) 780-4135

Matter_No 6989-00031»