

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Substitute Trustee's Sale

FILED FOR RECORD

Date: November 13, 2023

NOV 13 2023

Substitute Trustee: James A. Reed

Nancy E. Rister
County Clerk, Williamson Co. TX

Substitute Trustee's Address: 4131 Spicewood Springs Road, Bldg. G-2
Austin, Texas 78759
(512) 580-5010

Mortgagee: Brad Gordon and Laura Gordon, Trustees of the Gordon Family Trust
dated October 24, 2009

Note:

Date: August 5, 2021

Original principal amount: \$1,116,392.00

Borrower: Ashby Signature Homes, LLC

Lender: Dennis Chapman and Karol Chapman

Deed of Trust:

Date: August 5, 2021

Grantor: Ashby Signature Homes, LLC, a Texas limited liability company

Lender: Dennis Chapman and wife, Karol Chapman

Recording information: Document No. 2021120201, Official Public Records of Williamson County, Texas; as transferred by instrument recorded in Document No. 2023090280, Official Public Records, Williamson County, Texas.

Property: Lots 141, 142, 145, 146, 147, 150, 151, and 152, Block C, CIMARRON HILLS COUNTRY CLUB PHASE TWO, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2015063062, Official Public, Plat Records, Williamson County, Texas, including all personal property secured by the security agreement included in the Deed of Trust; SAVE AND EXCEPT those portions of Lots 141, 142, 145, 146, 147, and 152 previously released.

County: Williamson County, Texas

Date of Sale (first Tuesday of month): December 5, 2023

Time of Sale: 10:00 a.m.

Place of Sale: At the northeast basement door in the new addition to the Williamson County Justice Center, 405 Martin Luther King, Georgetown, Texas 78626 or, if the preceding area is no longer the designated area, at the area most recently designated by the Williamson County Commissioner's Court for holding foreclosure sales in Williamson County, Texas.

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.

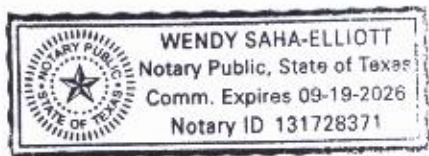
I, James A. Reed, have been appointed as Substitute Trustee pursuant to the terms of the Deed of Trust. Borrower has defaulted under the terms of the Note and the Deed of Trust. Mortgagee has instructed me, as Substitute Trustee under the Deed of Trust, to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, I, as Substitute Trustee under the Deed of Trust, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, subject to all prior liens, and "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR ANY PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section §51.016 of the Texas Property Code.


James A. Reed

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on November 13, 2023, by James A. Reed.



Wendy Saha-Elliott

Notary Public, State of Texas
My commission expires: 9/19/26

AFTER RECORDING, RETURN TO:

Babb, Reed & Leak, PLLC
4131 Spicewood Springs Road, Bldg. G-2
Austin, Texas 78759
(512) 580-5010