

32s
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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

On August 1, 2023, 609 East Main St, LLC signed a Real Estate Lien Note for \$579,000.00, payable to the order of Patterson Towers Investments 1, LLC, which is secured by Deed of Trust of record in Document #2023064234, Official Public Records of Williamson County, Texas, against the following property:

Being 0.228 acre of land, more or less, being all of Lot 10 and the Easterly part of Lot 9, Block 14, CITY OF ROUND ROCK, according to the map or plat thereof, recorded in Cabinet A, Slides 190-191, Plat Records, Williamson County, Texas, being that same tract called Lot 10 and the East One-Half (½) of Lot 9, Block 14, conveyed to Elizabeth Navarette Domel in the Warranty Deed recorded in Document No. 2022002862, Official Public Records, Williamson County, Texas; said 0.228 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

The Note has matured by lapse of time and remains unpaid, and the Owner of the Note has instructed the Substitute Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Trustee, hereby gives notice that he, as such Substitute Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 4th day of February, 2025, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Williamson County, Texas, in Georgetown, Texas, designated by the Commissioners Court of such County, in the Official Public Records of Williamson County, Texas, described as the Northeast Basement Door in the new addition to the Williamson County Justice Center in Georgetown, Texas. Such sale will occur, at the earliest, at 11:00 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

FILED
at 11:33 o'clock A M

13 mg
JAN 31 2025 mg

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

Dated: January 13, 2025.

A handwritten signature in dark ink, appearing to read "Albert J. Heinrich, Jr.", is written over a horizontal line.

Albert J. Heinrich, Jr.
Substitute Trustee
3532 Bee Cave Road, Suite 202
Austin, Texas 78746
(512) 322-9550
FAX (512) 322-9675

EXHIBIT "A"

ALL OF THAT 0.228 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOT 10 AND THE EASTERLY PART OF LOT 9, BLOCK 14, OF THE CITY OF ROUND ROCK, A SUBDIVISION RECORDED IN CABINET A, SLIDES 190-191, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CALLED LOT 10 AND THE EAST ONE-HALF ($\frac{1}{2}$) OF LOT 9, BLOCK 14, CONVEYED TO ELIZABETH NAVARETTE DOMEL IN THE WARRANTY DEED RECORDED IN DOCUMENT NO. 2022002862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rod found in the southerly Right of Way line of East Main Street at the northeast corner of the Amended Plat of Lot 8 and a portion of Lot 9, Block 14, of Round Rock Original Plat, a subdivision recorded in Document No. 2018066421 of the Official Public Records of Williamson County, Texas, for the northwest corner of the tract herein described from which a $\frac{1}{2}$ " iron rod found at the northwest corner of said Amended Plat bears S 70 deg. 10' 09" W and a distance of 82.89 feet;

THENCE along the southerly Right of Way line of East Main Street and the northerly line of Lots 9, 10 and the tract described, N 70 deg. 18' 57" E, a distance of 79.27 feet to an axle found at the intersection of the southerly Right of Way line of East Main Street and the westerly Right of Way line of South Black Street for the northeast corner of Lot 10 and the tract herein described;

THENCE along the westerly Right of Way line of South Black Street and the easterly line of Lot 10 and the tract herein described, S 19 deg. 18' 12" E, a distance of 125.40 feet to a $\frac{1}{2}$ " iron rod found in the northerly line of an alley for the southeast corner of Lot 10 and the tract herein described from which a PK nail found bears S 18 deg. 16' 04" E and a distance of 19.81 feet;

THENCE, leaving the westerly Right of Way line of South Black Street and along the northerly line of the alley and the southerly line of Lots 10, 9 and the tract herein described, S 70 deg. 37' 44" W, a distance of 79.27 feet to a $\frac{1}{2}$ " iron rod found at the southeast corner of the Amended Plat for the southwest corner of the tract herein described from which a $\frac{1}{2}$ " iron rod found bears S 15 deg. 42' 29" E, and a distance of 20.38 feet;

THENCE leaving the northerly line of the alley and over and across Lot 9 and along the easterly line of the Amended Plat and the westerly line of the tract herein described, N 19 deg. 18' 10" W, a distance of 124.97 feet to the Point of Beginning and containing 0.228 Acre of land, more or less, as shown on plat of survey prepared herewith.