

NOTICE OF TRUSTEE'S SALEFILED
at 2:00 o'clock P M

JAN 16 2024

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

JRO

DATE: January 12, 2024**DEED OF TRUST**

Date: November 25, 2020

Grantor: AMO PROPERTY ENTERPRISES, LLC

Beneficiary: FL20, INC.

Trustee: ROBERT E. BLACK

Recorded in: Document No. 2020151274, Real Property Records, Williamson County, Texas.

PROPERTY:

Being 11.371 acres of land out of the I & GN Survey, Abstract No. 818, in Williamson County, Texas, being a portion of that certain 148.690 acre tract as described in the deed to Carolena Capital Corporation dated June 30, 2006, recorded in Document No. 2006055639, Official Public Records of Williamson County, Texas. Said 11.371 acres of land, also known as "Tract Fourteen", being more particularly described Exhibit "A", attached hereto and made a part hereof.

NOTE SECURED BY DEED OF TRUST:**Date:** November 25, 2020**Original Principal Amount:** \$195,000.00**Holder:** FL20, INC.**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00 P.M.):** 6th day of February, 2024**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of Williamson County, Georgetown, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 P.M., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



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OCTOBER 26, 2020

TRACT FOURTEEN - 11.371 ACRES

These notes describe that certain tract of land located in the **I & GN RR SURVEY, ABSTRACT NO. 818**, situated in Williamson County, Texas; subject tract being a part of and out of a called "148.690 Acres" conveyed in a Warranty Deed from Vaclav J. Hajda and wife, Margaret Hajda to Carolena Capital Corporation, dated 7-5-2006 and recorded in Document No. 2006055639 of the Official Public Records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of September 2020, and being more fully described as follows:

BEGINNING at a 1/2" Iron rod set (capped BTS), being in the North line of Williamson County Road No. 342, in the South line of said "148.690 Acres", being the lower Southeast corner of a 11.371 Acre tract (known as Tract 8), surveyed this date by the undersigned, also being the Southwest corner of herein described tract, from which a 1/2" Iron rod found at the Southwest corner of said "148.690 Acres" bears South 68° 35' 53" West a distance of 2108.51 feet;

THENCE North 21° 24' 07" West over and across said "148.690 Acres" with the East line of said "11.371 Acres" (Tract 8) and the West line of subject tract, a distance of **1124.06 feet** to a 1/2" Iron rod set (capped BTS), being an angle corner in the East line of said "11.371 Acres" (Tract 8), same being an angle corner in the West line of herein described tract;

THENCE North 66° 24' 07" West over and across said "148.690 Acres" with the East line of said "11.371 Acres" (Tract 8) and the West line of subject tract, a distance of **133.14 feet** to a 1/2" Iron rod set (capped BTS), being an angle in the East line of said "11.371 Acres" (Tract 8), same being an angle corner in the West line of herein described tract;

THENCE North 21° 25' 33" West over and across said "148.690 Acres" with the East line of said "11.371 Acres" (Tract 8) and the West line of subject tract, a distance of **1541.37 feet** to a 1/2" Iron rod set (capped BTS), being in the South line of a called "31.245 Acres" conveyed in a Warranty Deed with Vendor's Lien from Anthony Joseph Krapek, et al to Jason W. Huf, a/k/a Jason Huf and wife, Brandi M. Huf, dated 8-31-2011 and recorded in Document No. 2011058184 OPRWC, being in the North line of said "148.690 Acres" and also being the Northwest corner of herein described tract;

THENCE North 68° 48' 43" East with the South line of said "31.245 Acres" and the North line of said "148.690 Acres", passing the common corner of said "31.245 Acres" and a called "79.24 Acres" conveyed in a Warranty Deed from Maurice R. Cone and wife, Kriss T. Cone to Wendell C. Wood a/k/a Wendell Wood and spouse, Diane L. Wood, dated 9-18-2015 and recorded in Document No. 2015082558 OPRWC at approximately 18 feet (no monumentation found), continuing for a total distance of **540.17 feet** to a 2" Iron pipe found, being the Northwest corner of Lot 1, Block 1 of "Estates of Walburg" a subdivision in Williamson County, Texas according to the map or plat recorded in Cabinet GG, Slides 106-110 of the Plat Records of Williamson County, Texas (PRWC), being the Northeast corner of said "148.690 Acres" and also being the Northeast corner of herein described tract;

THENCE South 21° 24' 07" East with the East line of said "148.690 Acres" with the common line of said "Lot 1, Block 1" passing the common corner of said "Lot 1" & Lot 4 of said "Estates of Walburg", a distance of **805.66 feet** to a 1/2" Iron rod set (capped BTS), being the West line of said "Lot 4, Block 1", being the Northeast corner of a 10.176 Acre tract (known as Tract 13), surveyed this date by the undersigned, and also being the upper Southeast corner of herein described tract;

THENCE South 68° 35' 53" West over and across said "148.690 Acres" with the common line of said "10.176 Acres" (Tract 13) and subject tract, a distance of **509.83 feet** to a 1/2" Iron rod set (capped BTS), being the Northwest corner of said "10.176 Acres (Tract 13), and also being an interior corner of herein described tract;


THENCE South 21° 25' 33" East over and across said "148.690 Acres" with the common line of said "10.176 Acres" (Tract 13) and subject tract, a distance of **721.26 feet** to a 1/2" Iron rod set (capped BTS), being an angle corner in the West line of said "10.176 Acres" (Tract 13), and also being an angle corner in the lower East line of herein described tract;

THENCE South 66° 24' 07" East over and across said "148.690 Acres" with the common line of said "10.176 Acres" (Tract 13) and subject tract, a distance of **133.15 feet** to a 1/2" Iron rod set (capped BTS), being an angle corner in the West line of said "10.176 Acres" (Tract 13), and also being an angle corner in the lower East line of herein described tract;

THENCE South 21° 24' 07" East over and across said "148.690 Acres" with the common line of said "10.176 Acres" (Tract 13) and subject tract, a distance of **1136.48 feet** to a 1/2" Iron rod set (capped BTS), being the Southwest corner of said "10.176 Acres" (Tract 13), being in the South line of said "148.690 Acres", being in the North line of said "Williamson County Road No. 342", and also being the lower Southeast corner of herein described tract, from which a from which a 1/2" Iron rod found (capped) at the Southeast corner of said "148.690 Acres" bears North 68° 35' 53" East a distance of 415.37 feet;

THENCE South 68° 35' 53" West with the South line of said "148.690 Acres" and the North line of said "Williamson County Road No. 342" a distance of **30.00 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **11.371 Acres**.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment


Bruce Lane Bryan Registered Professional Land Surveyor No. 4249

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