

NOTICE OF TRUSTEE'S SALE

DATE: December 11, 2023

DEED OF TRUST

Date: June 30, 2021

Grantor: GARCIA PEREZ, LLC

Beneficiary: FL20, INC.

Trustee: ROBERT E. BLACK

Recorded in: Document No. 2021100200, Real Property Records, Williamson County, Texas

FILED FOR RECORD

DEC 11 2023

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

PROPERTY:

10.432 acres - called Tract 6

BEING that certain tract of land located in the I & GN RR SURVEY, ABSTRACT NO. 766 and 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, being more particularly described in Exhibit "A" attached to Deed of Trust recorded in Document No. 2021100200, Official Public Records, Williamson county, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: June 30, 2021

Original Principal Amount: \$185,000.00

Holder: FL20, INC.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00 P.M.): 2nd day of January, 2024.

PLACE OF SALE OF PROPERTY (including county):

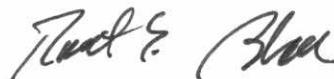
County Courthouse of Williamson County, Georgetown, Texas, at area designated by County Commissioners for said sales.

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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