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NOTICE OF TRUSTEE'S SALE

DATE: December 9, 2023

FILED FOR RECORD

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

DEC 11 2023

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

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 Carolina 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.): 2nd day of January, 2024

PLACE OF SALE OF PROPERTY (including county):

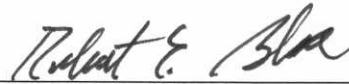
County Courthouse of Williamson County, Georgetown, Texas, at area designated by County Commissioners for said sales.

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.



ROBERT E. BLACK
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Austin, Texas 78746
512-477-1964
Attorneyreb@yahoo.com

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 Carolina 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 Knappek, 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**.

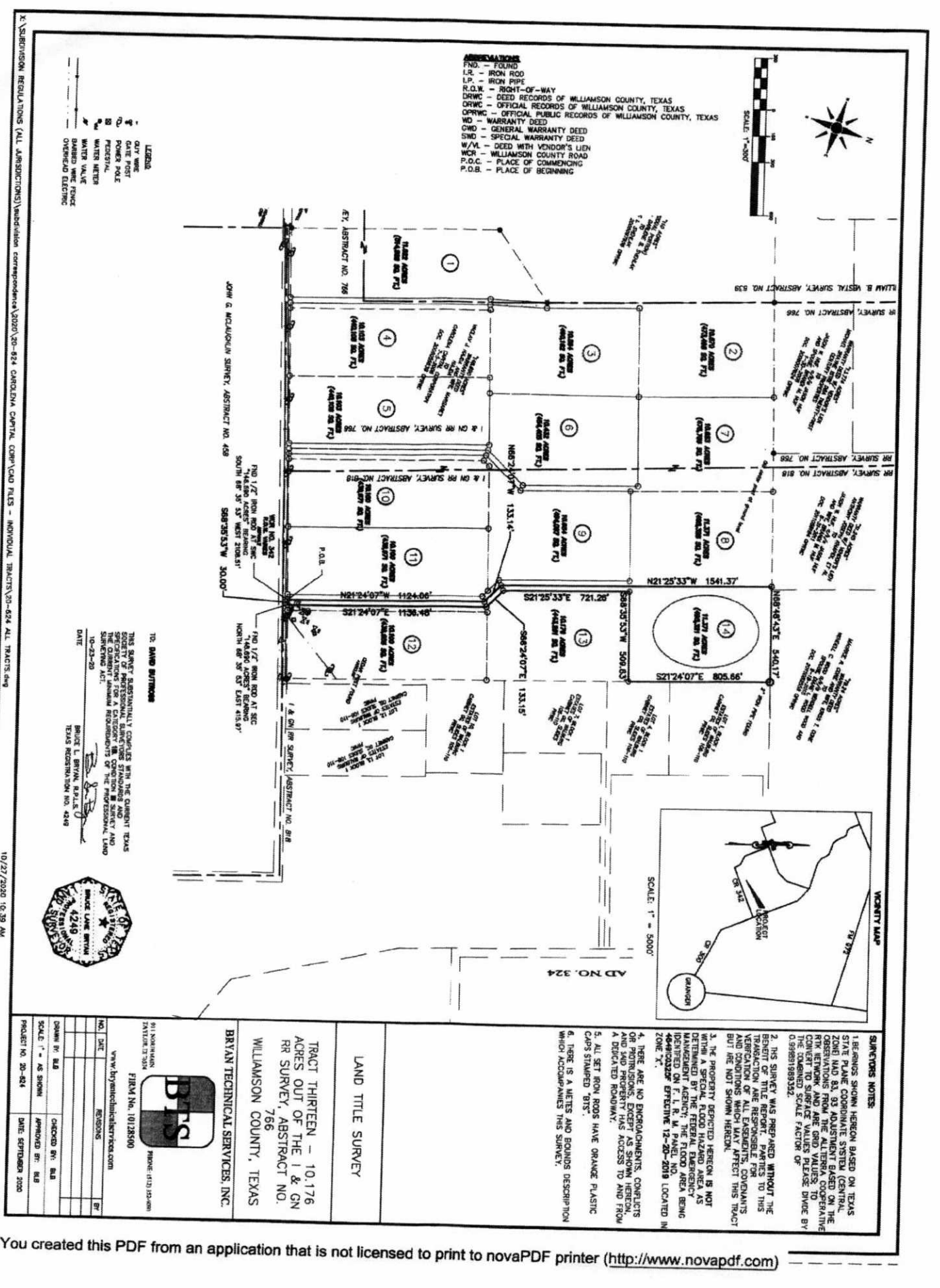
NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
911 North Main, Taylor, Texas 76574
Firm No. 10128500
www.bryantechnicalservices.com





ABBREVIATIONS
FND. - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
OWD - GENERAL WARRANTY DEED
SND - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD
P.O.C. - PLACE OF COMMENCING
P.O.B. - PLACE OF BEGINNING

LEGEND
○ - GUY WIRE
● - SURVEY POST
□ - POWER POLE
— - FENCE
— - WATER METER
— - WATER VALVE
— - OVERHEAD ELECTRICAL

THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND THE CURRENT FLOOD INSURANCE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

NO. DATE	
REVISION	
BY	
SCALE: 1" = AS SHOWN	CHANGED BY: BJB
APPROVED BY: BJB	
PROJECT NO. 20-624	DATE: SEPTEMBER 2020

LAND TITLE SURVEY
TRACT THIRTEEN - 10.176
ACRES OUT OF THE I & GN
RR SURVEY, ABSTRACT NO.
766
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTHVIEW
DALLAS, TX 75243
PHONE: (214) 525-0881
FIRM NO. 10125500
www.bryantechsurvey.com

STATIONING NOTES
1. BEARING SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83. 93 AND 94. ALL DISTANCES OBSERVATIONS FROM THE ALTIMETER BASED ON THE RTK NETWORK AND ARE GRID VALUES TO BE CONVERTED TO SURFACE VALUES PLEASE DIVIDE BY 0.999918932.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REPORT. PARTIES TO THIS SURVEY ARE RESPONSIBLE FOR THE VERIFICATION OF EXISTENT, COMMENTS AND SUNDRIES WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
3. THE PROPERTY DEPICTED HEREON IS NOT DETERMINED BY THE DEED HAZARD AREA AS MANAGED BY THE FLOOD AREA BEING DERIVED ON F. I. R. M. PANEL NO. 46-000225 EFFECTIVE 12-20-2018 LOCATED IN ZONE X.
4. THERE ARE NO ENCROACHMENTS, COMMENTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND NO PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".
6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

AD NO. 324
N21°24'07"E 1541.37'
S21°25'33"E 721.28'
S21°24'07"E 805.66'
N68°48'45"E 540.17'
S21°24'07"E 508.63'
S68°24'07"E 133.15'
N68°24'07"E 133.14'
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'

JOHN G. MCALOUGH SURVEY, ABSTRACT NO. 458
FND. 1/2" IRON ROD AT SEC
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'

ET, ABSTRACT NO. 766
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'

ET, ABSTRACT NO. 766
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'

ET, ABSTRACT NO. 766
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'
N21°24'07"E 1124.06'
S21°24'07"E 1136.48'
N68°24'07"E 133.15'

10/27/2020 10:39 AM