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NOTICE OF TRUSTEE'S SALE

at 4:08 FILED P o'clock M

DEC 16 2024 MG

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

THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

Date: December 12, 2024

Deed of Trust:

Date: March 17, 2023

Grantor: Keryn Paz Chavez, 7205 Hart Ln., Apt# 2001, Austin, Texas 78731

Beneficiary: Hero Archetype, LLC

Recorded under Clerk's Document Number 2023024803, Official Public Records, Williamson County, Texas.

Transfer of Lien:

Date: September 28, 2023

Transferred to: Burrough Haus Properties, LLC, PO Box 1249, San Marcos, TX 78667-1249

Recorded under Clerk's Document Number 2023082252

Property: Lot Six (6) in Vista Acres Subdivision, Williamson County, Texas, according to the map or plat thereof recorded in Clerk's Document Number 2022109375, Deed and Plat Records of Williamson County, Texas.

Date of Sale: January 7, 2025

Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. and no later than 3:00 p.m.

Place of sale of Property: Williamson County Justice Center

405 Martin Luther King Street, Georgetown, Texas 78626

Designated Area: Outside the northeast lower-level door of the Williamson County Justice Center and more particularly described above, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

Substitute Trustee – Timothy Murphy, Gordon
Murphy, Dean Murphy, or Julissa Govea-Lopez

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115