

112

at 3:23 FILED o'clock PM

NOTICE OF SALE

DEC 16 2025

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

In accordance with:

(1) the authority conferred upon **EW Condominium Community, Inc.** by those certain instruments entitled: *"Declaration of Condominium for Edgewater Condominiums"* (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Williamson County, Texas*, under Williamson County Clerk's File Number 2016008168, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **EW Condominium Community, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Williamson County, Texas conveying the property described below to Nancy L. Williamson;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Nancy L. Williamson resulting from Nancy L. Williamson's default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on January 6, 2026 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at northeast lower-level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas 78626, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court. The sale will take place no earlier than 1:00 p.m. and no later than three (3) hours after that time.

Unit 92 in Edgewater Condominiums, a condominium project in Williamson County, Texas, according to the Declaration of Condominium Regime for Edgewater Condominiums recorded under Document No. 2016008168, Official Public Records of Williamson County, Texas (as amended, the "Declaration", including: (a) an undivided interest in the General Common Elements; and (b) any Limited Common Elements assigned to the Unit, as described in the Declaration (the Condominium"), together with all of the rights and privileges granted to the condominium owners in the complete description of the Condominium and rights. The Condominium and other rights herein described and hereinafter collectively referred to as the "Property"). and more commonly known as 13701 Ronald West Reagan Boulevard #92, Cedar Creek, TX 78613.

EXECUTED this the 11th day of December, 2025.



Sipra Boyd, Clinton F. Brown, Elliott Cappuccio, Cliff Davis, Paul Gaines, Noelle Hicks, Ashley Koirtyohann, Jeff Libersat, Leigh McBride, Melissa McLain, Alex Ogundare, Brittany Olsen, Pooja Patel, Ryan Quiroz, Eric B. Tonsul, Christopher L. Trevino, and/or Kelton Wilkins, Agent and Trustee for EW Condominium Community, Inc.

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6333-00005