

JUN 06 2024

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

**NOTICE OF FORECLOSURE SALE**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

June 4, 2024

**Deed of Trust:** Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: May 18, 2022

**Trustee:** Steven M. Wise

Address: P.O. Drawer 111, Cameron, Texas 76520

**Substitute Trustee:** Karl R. Quebe

Address: 5400 Bosque Blvd, Suite 312, Waco, Texas 76710

**Grantor:** Birch River Management, LLC

**Mortgagee:** Citizens National Bank (hereafter "Lender")

**Recording Information:** Clerk's File No. 2022061880, of the real property records of Williamson County, Texas.

**Legal Description:**

Unit 83, of Building 22, LEGENDS VILLAGE OFFICE CONDOMINIUMS, a Condominium Project in Williamson County, Texas; together with the limited common elements an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2004019491, and as corrected in Document No. 2005035679 and Document No. 2005037270, further Amended in Document No. 2008056369, Official Public Records, Williamson County, Texas.

**Note Secured by Deed of Trust:** Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: May 18, 2022

Original Principal Amount: \$120,000.00

Maker: Birch River Management, LLC

Lender: Citizens National Bank

**Property:** All property and improvements as described in the Deed of Trust.

**Sale Location:** Outside the Northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas or as designated by the County Commissioner's Office.

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 AM or within three hours from that time.

**Sale Date:** July 2, 2024

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on June 4, 2024 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet

enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

**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 service to the sender of this notice immediately.**

THIS DOCUMENT ASSIGNS KARL R. QUEBE AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Karl R. Quebe, Substitute Trustee  
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