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at 10:11 FILED o'clock A.M.  
JUN 09 2025  
Nancy E. Rister  
County Clerk, Williamson Co., TX

**NOTICE OF SUBSTITUTE TRUSTEE'S 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.**

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Deed of Trust:

Date: March 1, 2024  
Grantor(s): Harley Winters and Taylor Winters  
Recorded In: Document No. 2024018241, Williamson County, Texas

Property: LOT 18, BLOCK E, STONEHEDGE, SECTION ONE, a Subdivision in Williamson County, Texas and amended by instruments recorded in Volume 24341, Page 857 and Volume 2448, Page 700, Official Records of Williamson County, Texas

Commonly known as 301 Gulfstream Dr., Georgetown, Texas 78626

Lender/Beneficiary: Sung Sup Lee

Property to Be Sold:

Property described above; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

**Information regarding the public sale to be held:**

Substitute Trustee: Katherine Turner, Substitute Trustee  
Appointed by written instrument in Document No. 2025043822, Williamson County, Texas.

Date of Sale: July 1, 2025, being the first Tuesday in said month.

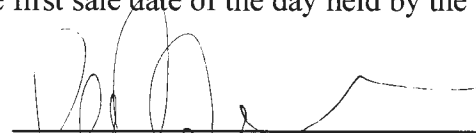
Time of Sale: The sale will begin at 10:00 AM or not later than three hours after that  
Place of Sale: Williamson County Courthouse, Texas, at the following location: 405 MLK Street, Georgetown, TX 78626, outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, Sung Sup Lee, appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Sung Sup Lee make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale date of the day held by the trustee or any substitute trustee.

  
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Katherine Turner, Substitute Trustee

# ACKNOWLEDGMENT

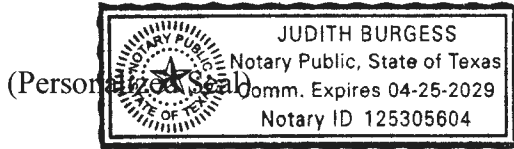
STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on June 6, 2025, by Katherine Turner, in her capacity as Substitute Trustee.



Judith Burgess  
Notary Public, in and for the State of Texas

SENDER OF THS NOTICE:

AFTER FILING, PELASE RETURN TO:

Almanza, Blackburn, Dickie & Mitchell LLP  
2301 S. Capital of Texas Highway, Bldg. H  
Austin, Texas 78746