

NOTICE OF SALE

JUN 16 2026

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

In accordance with:

- (1) the authority conferred upon **Buttercup Townhome Community, Inc.** by those certain instruments entitled: *"Declaration of Condominium Regime for Buttercup Townhomes* (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 2007083996, 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 **Buttercup Townhome 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

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 Ruiz, Alfredo Zermeno resulting from Ruiz, Alfredo Zermeno 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 July 7, 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 outside the 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 in the area designated in the Commissioners Court. The sale will take place no earlier than 1:00 p.m. and no later than 4:00 p.m.

UNIT 102, BUILDING 17, BUTTERCUP CREEK CONDOMINIUMS, A CONDOMINIUM PROJECT IN WILLIAMSON COUNTY, TEXAS; TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS DEFINED IN THAT DECLARATION RECORDED IN DOCUMENT NO. 2007083996, AS AMENDED BY DOCUMENT NO(S). 2007103462, 2008006507, 2008017529, 2008045627, 2008045628, 2008063648, 2008065867, 2009014082, 2010008562, 2010075761, 2011044148, 2011080890, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. and more commonly known as 401 Buttercup Creek Blvd Unit 102, Cedar Park, TX 78613.

EXECUTED this the 8th day of June, 2026.

Natalie Donato

Christy Applegate, Sipra Boyd, Clinton F. Brown, Elliott Cappuccio, Cliff Davis, Natalie Donato, Jeff Hardaway, Noelle Hicks, Ashley Koirtyohann, Jeff Libersat, Drew Mallender, Melissa McLain, Alex Ogundare, Brittany Olsen, Pooja Patel, Ryan Quiroz, Eric B. Tonsul, Christopher L. Trevino, and/or Kelton Wilkins, Agent and Trustee for Buttercup Townhome Community, Inc.

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