

94

at 1:00 FILED o'clock PM

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

JUN 16 2026

Nancy E. Ruter

County Clerk, Williamson Co., TX

**NOTICE OF FORECLOSURE SALE**

DEFINED TERMS: As used in this Notice of Foreclosure Sale, the terms listed below have the provided definitions.

"Association" means Woods at Great Oaks Condominium Association, Inc.

"County" means Williamson County.

"Owner" means John A. Archibeque, Jr., whether one or more individuals or entities.

"Property" means Unit 703, Building 7, WOODS AT GREAT OAKS CONDODMINIUMS, a Condominium Project in Williamson County, Texas, together with limited commons elements, and an undivided interest in and to the general common elements, as same as defined in the Condominium Declaration thereof, in Document No. 2007018174, amended in County Document No. 2015033674, Official Public Records, Williamson County, Texas, locally known as 2410 Great Oaks Drive, Unit 703, Round Rock, Texas 78681.

"Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Larry Niemann, Fred Niemann, Jr., Patrice Arnold, Kipp Marshall, Elizabeth Escamilla, and Roxi Tsakas; 1122 Colorado, Suite 313, Austin, Texas 78701.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WHEREAS, Owner has an obligation to pay assessments and other charges to the Association in accordance with the deed restriction instruments that burden the Property, and that obligation is secured by a lien against the Property in favor of the Association, in whole or in part, as provided under the deed restriction instruments that burden the Property and/or State law;

WHEREAS, Owner is delinquent in the payment of assessments and other sums to the Association, in spite of written demand being made upon Owner for payment of such debt, and the Association, acting by and through the Substitute Trustee(s), intends to foreclose its lien and sell the Property to satisfy, in whole or in part, the present indebtedness of Owner to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, July 7, 2026, the Association will cause the Property to be sold by public auction at the Williamson County courthouse in the location established for sales of real property under contract lien by the Williamson County Commissioners Court to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 AM.

Witness my hand this 12<sup>th</sup> day of June, 2026.

Woods at Great Oaks Condominium Association, Inc.

By: Niemann & Heyer, L.L.P.

By: Patrice Arnold  
Patrice Arnold  
Attorney and Authorized Agent

**Acknowledgement**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was executed before me on the 12<sup>th</sup> day of June, 2026, by Patrice Arnold in the capacity stated above.

