

NOTICE OF ASSESSMENT LIEN SALE

at 11:27 FILED o'clock A M

APR 13 2026 *[Signature]*

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

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, the property herein described is subject to the Declaration of Condominium Regime for Sonterra I Condominiums, filed of record under Instrument No. 2016002134 in the Official Public Records of Williamson County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "Declaration"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Sonterra I Residential Condominium Community, Inc. on September 23, 2025, December 15, 2025, and February 23, 2026, sent notice of default in payment of assessments to **MARIO TABLAS-TOZO, JR., a married man**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **MARIO TABLAS-TOZO, JR., a married man**, has continued to default in the payment of their indebtedness to Sonterra I Residential Condominium Community, Inc. and the same is now wholly due, and Sonterra I Residential Condominium Community, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Sonterra I Residential Condominium Community, Inc.

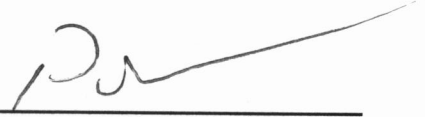
NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of June, 2026, between 10:00 a.m. and 4:00 p.m., Sonterra I Residential Condominium Community, Inc. will sell the herein described real estate (including any improvements thereon) at public auction outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas., or as designated by the Williamson County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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.

SIGNED: April 13, 2026.

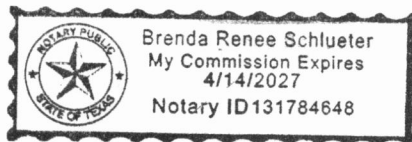
SONTERRA I RESIDENTIAL
CONDOMINIUM COMMUNITY, INC.

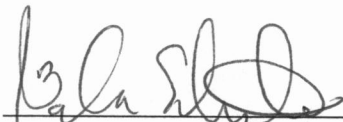
By: 
Parrish S. Nicholls
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Parrish S. Nicholls, Attorney for Sonterra I Residential Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on April 13, 2026.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Unit 9-J, SONTERRA I CONDOMINIUMS, a Condominium Project situated in Williamson County, Texas, according to the Declaration of Condominium and plats and exhibits attached thereto of record in Document No. 2016002134, and amended in Document No(s). 2016113961, 2017023247, 2017114936, 2018009990, 2018091801, 2018109277, 2019033781, 2019107835, 2020037200, and 2020133220, of the Official Public Records of Williamson County, Texas, together with an undivided interest in the common elements thereof, together with the limited common elements appurtenant thereto. (the "Property").