

27

Notice of Foreclosure Sale

Deed of Trust, Security Agreement - Financing Statement ("Deed of Trust"):

Dated: April 1, 2024

Grantor: 105 N Sheppard Partners LLC

Trustee: J. Lee Jarrard, Jr.

Lender: Janie Hilliard and Sharon Lamme

Recorded in: Document No. 2024026951 of the Official Public Records of Williamson County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$630,000.00, executed by 105 N Sheppard Partners LLC ("Borrower") and payable to the order of Lender

Legal Description: Being 0.086 of an acre of land, more or less, being the North part of Lots 8 and 9, Block 20, CITY OF ROUND ROCK, according to the map or plat thereof, recorded in Cabinet A, Slides 190-191, Plat Records, Williamson County, Texas, being that same tract called North one-half of Lots 8 and 9, Block 20, conveyed to Lena Lamme by Warranty Deed recorded in Volume 533, Page 336, Deed Records, Williamson County, Texas; said 0.086 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. Locally known as 105 N. Sheppard Street, Round Rock, Texas 78664.

Trustee: J. Lee Jarrard, Jr.
106 Fannin Avenue E
Round Rock, Texas 78664

Foreclosure Sale:

Date: March 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: At the Northeast Basement Door of the of the New Addition of the Williamson County Justice Center, 405 Martin Luther King, Georgetown, Texas 78626; or AS

FILED
at 9:44 o'clock A.M.

FEB 07 2025

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

DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, PURSUANT
TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Property Address: 105 N. Sheppard Street, Round Rock, Texas 78664

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that original lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, as the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Trustee will sell the property in accordance with the Terms of the Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be posted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

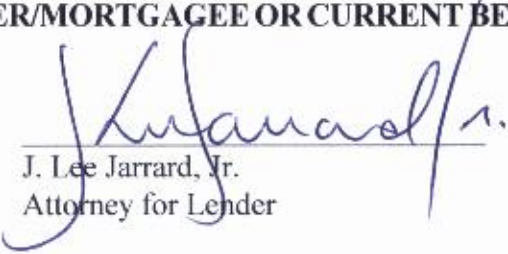
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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 INSTRUMENT APPOINTS THE TRUSTEE 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 LENDER/MORTGAGEE OR CURRENT BENEFICIARY.


J. Lee Jarrard, Jr.
Attorney for Lender

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 7th day of February, by J. Lee Jarrard, Jr.


Notary Public, State of Texas

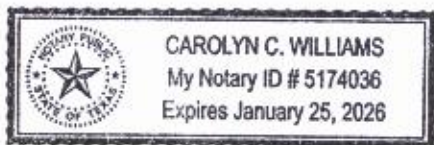


Exhibit A

ALL OF THAT 0.086 ACRE OF LAND, MORE OR LESS, OUT OF THE NORTH PART OF LOTS 8 AND 9, BLOCK 20 OF THE ORIGINAL TOWN OF ROUND ROCK, A SUBDIVISION RECORDED IN CABINET A, SLIDE 190 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN CONVEYED TO LENA LAMME IN A DEED RECORDED IN VOLUME 533, PAGE 336 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, CALLED NORTH ONE-HALF (1/2) OF LOTS 8 AND 9, BLOCK 20 OF THE CITY OF ROUND ROCK. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the easterly Right of Way line of North Sheppard Street and the southerly line of an alley for the northwest corner of Lot 9 and the tract herein described;

THENCE, leaving the easterly Right of Way line of North Sheppard Street and along the southerly line of the alley and the northerly line of Lots 9 and 8, N 71°32'37" E, a distance of 60.01 feet to an iron rod found at the northwest corner of Lot 7, Block 20 of the original Town of Round Rock for the northeast corner of Lot 8 and the tract herein described from which a 1/2" iron rod found bears N 72°15'00" E and a distance of 59.98 feet;

THENCE, leaving the southerly line of the alley and along the westerly line Lot 7 and the easterly line of Lot 8 and the tract herein described, S 17°25'00" E, a distance of 62.82 feet to a 1/2" iron rod found at the northeast corner of the tract of land conveyed to Tuyen Thanh Ly & Phuong Quy Ly recorded in Document No. 2016121734 of the Official Public Records of Williamson County, Texas, for the southeast corner of the tract herein described from which a 1/2" iron rod found at the southeast corner of Lot 8 bears S 18°09'47" E and a distance of 62.23 feet;

THENCE, over and across Lots 8 and 9 and along the northerly line of the Ly tract and the southerly line of the tract herein described, S 71°34'03" W, a distance of 60.02 feet to a 1/2" iron rod found in the easterly Right of Way line of North Sheppard Street at the northwest corner of the Ly tract for the southwest corner of the tract herein described;

THENCE, along the easterly Right of Way line of North Sheppard Street and the westerly line of Lot 9 and the tract herein described, N 17°24'20" W, a distance of 62.80 feet to the Point of Beginning and containing 0.086 Acre of land, more or less, as shown on plat of survey prepared herewith.