

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

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NOTICE OF FORECLOSURE SALE

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

"Association" means Sun City Texas Community Association, Inc.

"County" means Williamson County.

"Owner" means Austin Guadalupe Plaza LTD, whether one or more individuals or entities.

"Property" means **Lot 124, Block 28, THE AMENDED PLAT OF SUN CITY GEORGETOWN NEIGHBORHOOD TWO, according to the map or plat thereof, recorded in Cabinet M, Slide 263, Plat Records, Williamson County, Texas, locally known as 132 Whispering Wind, Georgetown, Texas 78633.**

"Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Patrice J. Arnold, Fred Niemann, Jr., Elizabeth Escamilla, Luka Vihuto and Kipp A. Marshall; 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, March 4, 2025, 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 AM.

Witness my hand this 11 day of February, 2025.

Sun City Texas Community Association, Inc.

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

By:

Connie N. Heyer

Attorney and Authorized Agent

Acknowledgement

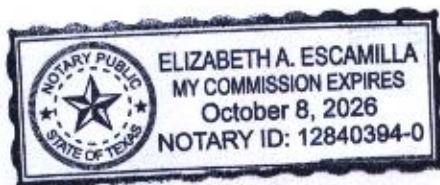
STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was executed before me on the 11th day of February, 2025, by
Connie N. Heyer in the capacity stated above.



Elizabeth A. Escamilla
Notary Public, State of Texas

FILED
at 12:55 o'clock P.M.

FEB 11 2025

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

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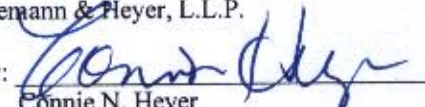
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Sun City Texas Community Association, Inc.

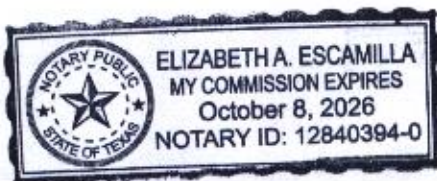
By: Niemann & Heyer, L.L.P.

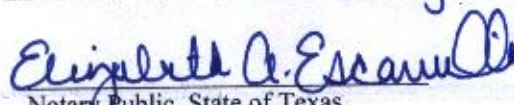
By: 
Connie N. Heyer
Attorney and Authorized Agent

Acknowledgement

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was executed before me on the 11th day of February, 2025, by Connie N. Heyer in the capacity stated above.




Notary Public, State of Texas