

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE: April 9, 2024

FILED
at 10:56 o'clock AM

DEED OF TRUST:

APR 09 2024 KL

DATE: January 28, 2019
GRANTOR: Abhiram Garapati and Rekha Garapati
GRANTOR'S ADDRESS: 201 Dawn River Cove
 Austin, Texas 78732 (Travis County)
BENEFICIARY: SouthStar Bank, S.S.B.
ORIGINAL TRUSTEE: David R. Kapavik
RECORDING INFORMATION: Instrument Number 2019006981 of the Official Public Records of Williamson County, Texas

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

PROPERTY: BEING a 1.469 acre tract of land, more or less, lying and being situated in the Elijah D. Harmon Survey, Abstract No. 6, Williamson County, Texas; and being the same property described in a General Warranty Deed with Vendor's Lien dated January 28, 2019 from Blaise T. Knue and wife, Janice K. Knue to Abhiram Garapati and Rekah Garapati recorded as Instrument Number 2019006980 of the Official Public Records of Williamson County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: January 28, 2019
ORIGINAL AMOUNT: Three Hundred Twenty-Five Thousand Six Hundred Seventy-Eight Dollars and No/100 (\$325,678.00)
BORROWER: Abhiram Garapati and Rekha Garapati
HOLDER: SouthStar Bank, S.S.B.

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: April 9, 2024
SUBSTITUTE TRUSTEE: Bryan F. Russ III, Travis J. Garney or Amanda E. Lockhart
RECORDING INFORMATION: Instrument Number 2024027844 of the Official Public Records of Williamson County, Texas

DATE OF SALE OF PROPERTY: Tuesday, May 7, 2024

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: The sale will take place at the northeast basement door in the new addition to the Williamson County Justice Center located at 405 Martin Luther King Street, Georgetown, Texas 78626 or as designated by the Commissioner's Court.

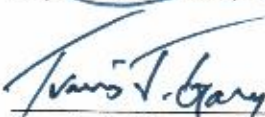
Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the beneficiary:

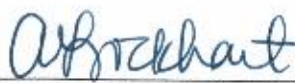
Bryan F. Russ, III
Palmos, Russ, McCullough & Russ, L.L.P.
307 North Center Street / P.O. Box 1288
Franklin, Texas 77856
(979) 828-3663
Email: treyruss@palmosruss.com



Bryan F. Russ III, Substitute Trustee



Travis J. Garney, Substitute Trustee



Amanda E. Lockhart, Substitute Trustee