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at 2:45 o'clock PM

APR 15 2025
[Noted Williamson Co.]

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: November 19, 2021
Granto: A-Affordable Boat & RV Storage-Georgetown, LLC
Beneficiary: Alliance Bank
Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information: Deed of Trust recorded under Clerk's File No. 2021180605, in the Official Public Records of Williamson County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

Property One:

All that certain lot, tract or parcel of land situated in Williamson County, Texas, being more particularly described in the Deed of Trust and on what is attached hereto as Exhibit "A" and made a part hereof for all purposes, together with all existing or subsequently erected or affixed buildings, improvements, fixtures, timber and any timber to be cut; and all easements and rights of way appurtenant to the above described property; and all water and water rights; and all other rights, royalties and profits relating to the property including (without limitation) such rights as Grantor may have in all minerals, oil, gas, geothermal and similar interests.

Property Two:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;

All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **Tuesday, May 6, 2025**

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Williamson County Justice Center in Georgetown, Texas, at the following location:

In the area of such Courthouse designated by the Williamson County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in

accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by A-Affordable

Boat & RV Storage-Georgetown, LLC. The deed of trust is dated November 19, 2021, and is recorded in the office of the County Clerk of Williamson County, Texas, under Clerk's File No. 2021180605, in the Official Public Records of Williamson County, Texas. Pursuant to Texas Business and Commerce Code, §9.604 and to the extent property number two is not a permanent improvement or fixture to property number one, this foreclosure sale shall proceed as against both property number one and property number two in accordance with the terms and provisions in the herein described Deed of Trust and the Texas Property Code. The trustee reserves the right to exclude all or any party of the Property, including all or any part of what is described as Property Two, from the sale at the time of the sale.

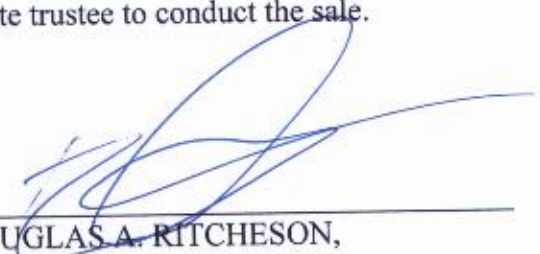
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the November 19, 2021 promissory note in the original principal amount of \$7,220,000.00, executed by A-Affordable Boat & RV Storage-Georgetown, LLC, and payable to the order of Alliance Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Alliance Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Alliance Bank, Attention: Monica Ames, telephone (903) 439-6732.

[Note 1-Williamson Co.]

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: April 11, 2025.



DOUGLAS A. RITCHESON,
Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

EXHIBIT "A"

Field notes for a tract of 30.01 acres of land out of the John McQueen Survey, Abstract Number 426, in Williamson County, Texas; being that tract described as containing 30.00 acres in a deed from First Texas Bank to Larry James Reid and wife, Rhonda G. Reid, dated July 2, 1993, and recorded in Volume 2330, Page 211 of the Official Records of Williamson County, Texas.

Beginning at a 1/2" rebar iron stake found marking the southeast corner of the above described Reid 30.00 acre tract; said stake also marking the southwest corner of that tract described as containing 36.63 acres in (1) a deed from Lou McLaurin and Michael McLaurin to Richard A. Sliva and Karen L. Thompson-Siva, dated May 27, 1997, and recorded in County Clerk's Document Number 1997024044 of said Official Records, and (2) a deed from First Texas Bank to Donna Lou Starr, dated February 7, 1994, and recorded in Volume 2465, Page 692 of said Official Records; said stake lying in/near the northerly margin of County Road 105; from said stake is found, for reference, a 1/2" rebar iron stake found, on the east side of an iron pipe fence corner post, marking the southeast corner of said Sliva/Starr 36.63 acre tract, which bears N67°58'24"E, along the common southerly boundary of said 36.63 acre tract and northerly margin of said County Road 105, 575.83 ft. distant; said stake bearing N68°37'14"E 3442.33 ft., N68°47'55"E 471.87 ft. and S21°26'49"E 2769.80 ft. from the approximate northwest corner of said

John McQueen Survey; for the POINT OF BEGINNING and Southeast corner hereof.

Thence leaving said County Road 105, and proceeding along the common easterly boundary of said Reid 30.00 acre tract and westerly boundary of said Sliva/Starr 36.63 acre tract, N21°26'49"W - at about 4 ft. pass about 0.8 ft. easterly of an iron pipe fence corner post at the southerly terminus of a wire fence which meanders in a northerly direction generally just westerly of said common boundary - in all 2769.80 ft. to a 1/2" rebar iron stake found, on the northerly side of a fence corner post, marking the common northeast corner of said Reid 30.00 acre tract and northwest corner of said Sliva/Starr 36.63 acre tract; said stake also lying in the southerly boundary of that tract described as containing 228.9 acres in (1) a deed from Gene Lawhon, et al, to Emma L. Lawhon Family Land Partnership, dated October 31, 2006, and recorded in County Clerk's Document Number 2006095405 of the Official Public Records of Williamson County, Texas, and (2) a deed from Madge Stanberry to Edwin L. Lawhon, et ux, dated September 8, 1959, and recorded in Volume 433, Page 369 of the Deed Records of Williamson County, Texas; said stake lying in the common northerly boundary of said McQueen Survey and southerly boundary of the Woodruff Stubblefield Survey, Abstract Number 556; for the Northeast corner hereof.

Thence leaving said Sliva/Starr 36.63 acre tract, and proceeding along the common northerly boundary of said Reid 30.00 acre tract and southerly boundary of said Lawhon 228.9 acre tract, along said common McQueen Survey northerly boundary and Stubblefield Survey southerly boundary, along/near which meanders an old wire fence, S68°47'55"W 471.87 ft. to a 1/2" rebar iron stake with a pink plastic cap stamped "TLS INC" found on the northerly side of an old cedar fence corner post at the northwest corner of said Reid 30.00 acre tract; said point being the common northeast corner of Lot 17, Block "D", of VALLEY VISTA, a subdivision of record in Cabinet P, Slide 18 of the Plat Records of Williamson County, Texas; for the Northwest corner hereof.

Thence leaving said Lawhon 228.9 acre tract and said Stubblefield Survey, and proceeding along the easterly boundary of said Block "D", VALLEY VISTA, common with the westerly boundary of said Reid 30.00 acre tract and, as follows:

- (1) S21°32'58"E, proceeding along the common easterly boundary of said Lot 17, along/near the meanders of a segment of wire fence - at about 103.2 ft. pass about 0.2 ft. westerly of the southerly terminus of said wire fence, at a metal corner post at the northerly terminus of a chain link security fence which meanders in a southerly direction generally just easterly of said common boundary - in all 174.20 ft. to a 1/2" rebar iron stake found, lying about 0.3 ft. westerly of said chain link fence, marking the common southeast corner of said Lot 17 and northeast corner of Lot 16 of said Block "D";
- (2) S21°20'53"E, proceeding along/near the common easterly boundary of said Lot 16 - pass the record common southeast corner of said Lot 16 and northeast corner of Lot 15 of said Block "D" - proceeding along/near the common easterly boundary of said Lot 15 - in all 254.03 ft. to a 1/2" rebar iron stake found, lying about 1.2 ft. westerly of said chain link fence, marking the common southeast corner of said Lot 15 and northeast corner of Lot 14 of said Block "D";
- (3) S21°40'33"E, proceeding along the common easterly boundary of said Lot 14, 105.10 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said chain link fence, marking the common southeast corner of said Lot 14 and northeast corner of Lot 13 of said Block "D";
- (4) S21°41'45"E, proceeding along the common easterly boundary of said Lot 13, 104.79 ft. to a 1/2" rebar iron stake found, lying about 0.8 ft. westerly of said chain link fence, marking the common southeast corner of said Lot 13 and northeast corner of Lot 12 of said Block "D";
- (5) S21°24'27"E, proceeding along the common easterly boundary of said Lot 12, 105.17 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said chain link fence, marking the common southeast corner of said Lot 12 and northeast corner of Lot 11 of said Block "D";
- (6) S21°29'20"E, proceeding along the common easterly boundary of said Lot 11, 104.93 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said chain link fence, marking the common southeast corner of said Lot 11 and northeast corner of Lot 10 of said Block "D";
- (7) S21°26'24"E, proceeding along the common easterly boundary of said Lot 10, 105.02 ft. to a 1/2" rebar iron stake found, lying about 1.3 ft. westerly of said chain link fence, marking the common southeast corner of said Lot 10 and northeast corner of Lot 9 of said Block "D";
- (8) S21°32'31"E, proceeding along/near the common easterly boundary of said Lot 9 - at about 44 ft. pass about 1.2 ft. westerly of a metal corner post at the southerly terminus of said chain link security fence, at the northerly terminus of a wire and cedar picket fence which meanders in a southerly direction generally just easterly of said common boundary - pass the record common southeast corner of said Lot 9 and northeast corner of Lot 8 of said Block "D" - proceeding along/near the common easterly boundary of said Lot 8 - in all 210.03 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 8 and northeast corner of Lot 7 of said Block "D";
- (9) S21°28'55"E, proceeding along the common easterly boundary of said Lot 7, 105.00 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 7 and northeast corner of Lot 6 of said Block "D";
- (10) S21°32'57"E, proceeding along the common easterly boundary of said Lot 6, 105.06 ft. to a 1/2" rebar iron stake found, lying about 0.8 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 6 and northeast corner of Lot 5 of said Block "D";
- (11) S21°42'32"E, proceeding along the common easterly boundary of said Lot 5, 104.55 ft. to a 1/2" rebar iron stake found, lying about 0.5 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 5 and northeast corner of Lot 4 of said Block "D";
- (12) S21°24'21"E, proceeding along/near the common easterly boundary of said Lot 4 - pass the record common southeast corner of said Lot 4 and northeast corner of Lot 3 of said Block "D" - proceeding along/near the common easterly boundary of said Lot 3 - in all 185.37 ft. to a 1/2" rebar iron stake with an orange plastic cap stamped "M. MEADOR RPLS 1966" set, on the northerly side of an old cedar fence corner post and lying about 1 ft. westerly of said wire/cedar picket fence, at an angle point in said Lot 3 easterly boundary, said stake lying along the northerly projection of the monumented easterly boundary of Lot 2 of said Block "D";

- (13) S21°21'02"E, continuing along the common easterly boundary of said Lot 3, along said Lot 2 easterly boundary projection, 25.00 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 3 and northeast corner of said Lot 2, Block "D";
- (14) S21°21'02"E, proceeding along the common easterly boundary of said Lot 2, 105.13 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 2 and northeast corner of Lot 1 of said Block "D"; and
- (15) S21°19'18"E, proceeding along the common easterly boundary of said Lot 1, 105.06 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 1 and the easterly terminus of the northerly margin of MADISON DRIVE.

Thence leaving said Block "D", and proceeding along the easterly terminus of said MADISON DRIVE, common with said westerly boundary of said Reid 30.00 acre tract, S21°21'02"E 49.92 ft. to a 1/2" rebar iron stake found, lying about 1 ft. westerly of said wire/cedar picket fence, marking the common easterly terminus of the southerly margin of said MADISON DRIVE and northeast corner of Lot 16, Block "C" of said VALLEY VISTA.

Thence leaving said MADISON DRIVE, and proceeding along the easterly boundary of said Block "C", VALLEY VISTA, common with said westerly boundary of said Reid 30.00 acre tract, as follows:

- (1) S21°19'41"E, proceeding along the common easterly boundary of said Lot 16, 142.39 ft. to a 1/2" rebar iron stake found, lying about 0.8 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 16 and northeast corner of Lot 15 of said Block "C";
- (2) S21°21'48"E, proceeding along/near the common easterly boundary of said Lot 15 - pass the record common southeast corner of said Lot 15 and northeast corner of Lot 14 of said Block "C"- proceeding along/near the common easterly boundary of said Lot 14 - pass the record common southeast corner of said Lot 14, northeast corner of Lot 12 of said Block "C" and most northerly corner of Lot 11 of said Block "C"- proceeding along/near the common easterly boundary of said Lot 11 -- in all 518.27 ft. to a 1/2" rebar iron stake found, lying about 0.5 ft. westerly of said wire/cedar picket fence, marking the common southeast corner of said Lot 11 and northeast corner of Lot 10 of said Block "C";
- (3) S21°17'41"E, proceeding along the common easterly boundary of said Lot 10, 137.85 ft. to a 1/2" rebar iron stake found, lying about 0.2 ft. westerly of said wire/cedar picket fence, at an angle point in said Lot 10 easterly boundary; and
- (4) S20°24'50"E, continuing along the common easterly boundary of said Lot 10, 53.12 ft. to a 1/2" rebar iron stake found, on the westerly side of an old cedar fence post, at an angle point in said Lot 10 easterly boundary, marking the southwest corner of said Reid 30.00 acre tract; said point lying at the intersection of the northerly and westerly margins of the aforementioned County Road 105; for the Southwest corner hereof.

Thence leaving said Lot 10 and said VALLEY VISTA subdivision, and proceeding along the southerly boundary of said Reid 30.00 acre tract, common with the approximate northerly margin of said County Road 105, N47°27'28"E 66.66 ft. to a 1/2" rebar iron stake with an orange plastic cap stamped "M. MEADOR RPLS 1966" set at an angle point in said boundary, said stake lying in the westerly projection of the monumented southerly boundary of the aforementioned Silva/Starr 36.63 acre tract; for an angle point hereof.

Thence continuing along said common southerly boundary of said Reid 30.00 acre tract and approximate northerly margin of said County Road 105, N67°58'24"E, along said 36.63 acre southerly boundary projection, 410.92 ft. to the POINT OF BEGINNING, containing 30.01 acres of land.