

OCT 12 2023

NOTICE OF SALE

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

In accordance with:

(1) the authority conferred upon **Turtle Creek Village Condominium Community, Inc.** by those certain instruments entitled: *Amended and Restated Subordinate Declaration and Declaration of Condominium Regime for Turtle Creek Village Condominiums* (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Williamson County, Texas*, under Williamson County Clerk's File Number 2015080969 and 2015101758 and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Turtle Creek Village Condominium Community, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Williamson County, Texas conveying the property described below to Laurel Helmle;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Laurel Helmle resulting from Laurel Helmle default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on November 07, 2023 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place outside the northeast lower-level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas 78626, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is in the area designated in the Commissioners Court. The sale will take place no earlier than 10:00 a.m. and no later than 4:00 p.m.

Unit 27, Building 40, of TURTLE CREEK VILLAGE CONDOMINIUS, a Condominium Regime in Williamson County, Texas, together with an undivided percent interest in and to the limited common elements and the general common elements appurtenant thereto, according Condominium Declaration, and the plats and exhibits attached thereto, recorded in Document No(s). 2015080969, 2015101758, 2015104293, 2016003984, 2018024673, 2018048764, Official Public Records of Williamson County, Texas and more commonly known as 1701 Logan Drive #27, Round Rock, TX 78664

EXECUTED this the 10th day of October, 2023.



Oscar Becerra, Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Leah McBride, Melissa Mclain, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Christopher L. Trevino, Derrick Verdun, and/or Kelton Wilkins, Agent and Trustee for Turtle Creek Village Condominium Community, Inc.

6094-00009