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**Notice of Substitute Trustee's Sale**

Date: October 16, 2023  
 Substitute Trustee (whether one or more): TAYLOR C. FITZNER  
 Substitute Trustee's Mailing Address: 15 North Main Street, Temple, Texas 76501 (Bell County)  
 Substitute Trustee's Telephone Number: (254) 743-7322  
 Lender/Note Holder (whether one or more): FM SHUKRAN, L.C.,  
 a Texas limited liability company

**FILED FOR RECORD**

Note:  
 Date: June 4, 2021  
 Original Principal Amount: 412,500.00  
 Maker (whether one or more): AMSL Brothers Real Estate, LLC,  
 a Texas limited liability company  
 Arun Mago  
 Sherazad Lokhandwala  
 Lender (whether one or more): FM SHUKRAN, L.C.,  
 a Texas limited liability company

OCT 16 2023  
*Nancy E. Roster*  
 County Clerk, Williamson Co. TX

Deed of Trust:  
 Date: June 4, 2021  
 Grantor (whether one or more): AMSL BROTHERS REAL ESTATE, LLC,  
 a Texas limited liability company  
 Lender (whether one or more): FM SHUKRAN, L.C.,  
 a Texas limited liability company  
 Recording Information: Document Number 2021091672, of the Official Public  
 Records of Williamson County, Texas

Property: Lot One (1), Block One (1), Sonterra Section III Commercial Phase II, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet FF, Slides 233-235, Plat Records, Williamson County, Texas, commonly known as 233 Limestone Ter., Jarrell, Texas 76537.

County: WILLIAMSON

Date of Sale: (first Tuesday of month): NOVEMBER 7, 2023

Time of Sale: 1:00 p.m., or within 3 hours thereafter

Place of Sale: 405 Martin Luther King, Georgetown, Texas, 78626 or in the area designated by the Commissioners Court, Pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust allows Lender to remove the trustee and appoint a Substitute Trustee. Lender removed the present trustee and appointed Substitute Trustee as the trustee under the Deed of Trust. Lender directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the

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state of Texas. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the foreclosure sale will occur is the Time of Sale, and the foreclosure sale will be conducted no later than 3 hours thereafter.

Prior to the foreclosure sale, Lender is permitted to postpone or withdraw or reschedule the foreclosure sale for another day. 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. In addition, Lender is permitted to appoint another person as Substitute Trustee to conduct the foreclosure sale.

**THIS INSTRUMENT APPOINTS THE SUSTITUTE 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 MORTGAGEE OR MORTGAGE SERVICER.**



TAYLOR C. FITZNER, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on October 16, 2023, by Taylor C. Fitzner, Substitute Trustee, in his capacity as Substitute Trustee.



Notary Public, State of Texas

