

# Notice of Foreclosure Sale & Appointment of Substitute Trustee

**Date:** August 25, 2025  
**Type of Security Instrument:** Deed of Trust  
**Date of Instrument:** October 30, 2023  
**Debtor:** Round Rock North Hotels, LLC  
**Original Trustee:** Steven Earl Moore  
**Substitute Trustee:** J.N. Richards Law, P.C.  
**Current Beneficiary:** First State Bank, Athens, Texas

at 11:18 FILED o'clock A M  
AUG 27 2025  
Nancy E. Ruten  
County Clerk, Williamson Co., TX

**County of Property:** Williamson County, Texas

**Recording Information:** Williamson County Real Property Records Document Number 2023091238

**Property Description:** TRACT 1: LOTS ONE (1), BLOCK "A", CHISHOLM PARK, SECTION 1, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET H, SLIDE 215, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

TRACT 2: NON-EXCLUSIVE EASEMENT ESTATE CREATED AND GRANTED TIN RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN DOCUMENT NO. 9801881, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**Date of Sale of Property:** October 7, 2025

**Earliest Time of Sale of Property:** The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place of Sale of Property:** Outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

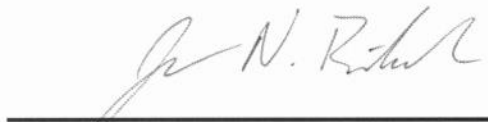
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT**

**NOTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE  
ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR  
TGAGE SERVICER.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer  
ent to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND**  
**GNATE J.N. Richards Law, P.C., to act, as Substitute Trustee.**

**Address for the Substitute Trustee for  
oses of Section 51.0075(e) of the Texas  
erty Code is:**

Richards Law, P.C.  
ate Richards  
. Corsicana Street  
s, Texas 75751  
76-9202



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James N. Richards  
407 E. Corsicana Street  
Athens, Texas 75751  
Ph: 903-676-9202  
Fx: 817-518-9286  
Email: nate@jnr.law

dated on August 26, 2025