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o'clock M

SEP 10 2024 MG

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

NOTICE OF SALE

In accordance with:

- (1) the authority conferred upon **University Place Townhomes Owners' Association, Inc.** by those certain instruments entitled: "*Declaration of University Place Townhomes*" (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 2011052344 and amended by instrument entitled "*Amendment to Declaration of University Place Townhomes*" recorded in the Official Public Records of Real Property of Williamson County, Texas under Clerk's File No. 2011085282, 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 **University Place Townhomes Owners' Association, 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 Tom Hutchison;

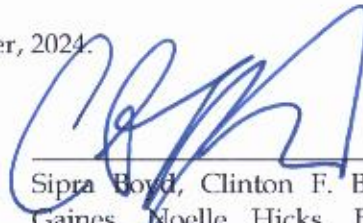
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Tom Hutchison resulting from Tom Hutchison default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on **October 01, 2024** (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 1:00 p.m. and no later than 4:00 p.m.

*Unit 105, Building 1217, together with the undivided interest in and to the Common Elements appurtenant thereto of University Place Townhomes, a condominium project in Williamson County, Texas, according to the Declaration of Condominium, recorded under Document Number 2011052344, amended in Document Numbers 2011085282, 2012060569 and 2013089727, Official Public Records of Williamson County, Texas and more commonly known as 1217 Haven Lane 105, Georgetown, TX 78626*

EXECUTED this the 10th day of September, 2024.

A handwritten signature in blue ink, appearing to be 'Sipra Boyd', is written over a horizontal line.

Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul  
Gaines, Noelle Hicks, Brittan Johnson, Ashley  
Koirtyohann, Jeff Libersat, Melissa McClain, Alex  
Ogundare, Brittany Olsen, Pooja Patel, Hisamitsu  
Shinoda, Eric B. Tonsul, Christopher L. Trevino,  
and/or Kelton Wilkins, Agent and Trustee for  
University Place Townhomes Owners' Association,  
Inc.

4988-00006