

SEP 16 2025

Nancy E. Ruter
County Clerk, Williamson Co., TX**Notice of Foreclosure Sale****Date:** September 15, 2025**Governing Documents:** Described as follows:

Association: CYPRESS CREEK TOWNHOMES

Filed Date: October 2, 2007

Recorded: Document Number 2007083994 in the Real Property Records of Williamson
County, Texas

Debtor(s): Jeff M Pulley

Legal Description: C516 - Cypress Creek Townhomes, Building 10, Unit 35, 0.555%
Common area Interest.

Local Address: 1900 Little Elm Trail 35, Cedar Park, TX 78613

Substitute Trustee: James W. King, Renee Roberts, Marc Henry, Edye Patterson, Angela Zavala,
Richard Zavala, Jr., Michelle Jones, Sharlet Watts, David Garvin**Substitute Trustee's Address:** 6420 WELLINGTON PLACE, BEAUMONT, TEXAS 77706**Foreclosure Sale:****Date:** October 7, 2025**Time:** The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m.
local time; the earliest time at which the Foreclosure
Sale will begin is 10:00 a.m. and not later than three hours thereafter.**Place:** The Northeast Lower Level Door of the Williamson County Justice Center
located at 405 Martin Luther King Jr. St., Georgetown, Texas 78626, or the
location most recently designated by the Williamson County Commissioner's
Court, the place specified for foreclosure sales by the Commissioner's Court of
Williamson County, Texas, by Resolution recorded as Document Number
2007083994, Official Records of Williamson County, Texas, or at the place that
may be designated on the Date of Sale as the place for conducting such sale.**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property
will be sold to the highest bidder for cash, except that the
Association's or its assignees' bid may be by credit against the
indebtedness.**Recitals:**Default has occurred due to a failure to pay the Assessments due to the Association.
Because of that default, the Association has requested Substitute Trustee to sell the Property.Formal notice is hereby given of the Association's election to proceed against and sell the
real property described in the Governing Documents in accordance with the Association's rights
and remedies under the Governing Documents and as authorized by the Order.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Governing Documents, and applicable Texas law.

If the Association passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Governing Documents and Texas law.

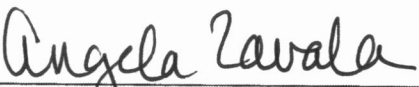
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Governing Documents, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Governing Documents. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Governing Documents.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, **Substitute Trustee** reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

Dated: September 15, 2025


James W. King, ~~Marc P. Henry,~~
Edye Patterson, Angela Zavala
Substitute Trustee
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