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FILED  
at 12:15 o'clock PM  
JUL 31 2025  
Nancy E. Ruter  
County Clerk, Williamson Co., TX

## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

Grantor(s)	Shanna Hein	Deed of Trust Date	August 25, 2022
Original Mortgagee	Credit Union of Texas	Original Principal	\$375,000.00
Recording Information	Instrument #: 2022102340 in Williamson County, Texas	Original Trustee	V. Eric Pointer
Property Address	14001 Avery Ranch Blvd., Unit 2103, Austin, TX 78717	Property County	Williamson

### MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Credit Union of Texas	Mortgage Servicer	Credit Union of Texas (CUTX)
Current Beneficiary	Credit Union of Texas	Mortgage Servicer Address	900 W. Bethany Drive, Attn: Collections Department, Allen, TX 75013

### SALE INFORMATION:

Date of Sale	09/02/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Northeast basement door in the new addition to the Williamson County Justice Center in Williamson County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Williamson County Commissioner's Court.
Substitute Trustees	Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

### PROPERTY INFORMATION:

#### Legal Description as per the Deed of Trust:

UNIT 2103, BUILDING 21, INGLESIDE CONDOMINIUMS, A CONDOMINIUM PROJECT IN WILLIAMSON COUNTY, TEXAS; TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS DEFINED IN THAT DECLARATION RECORDED IN DOCUMENT NO. 2011015959 AND AS AMENDED BY DOCUMENT NOS. 2011017851, 2011029610, 2011037801, 2011044780, 2011047256, 2011055575, 2011068582, 2012005695, 2012014142, 2012030455, 2012053666, 2012071101, 2012090540 AND 2013006999, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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 Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

TAHERZADEH, PLLC

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are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. 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. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.**

Dated July 22, 2025.

/s/ Selim H. Taherzadeh  
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

CAUSE NUMBER 25-1251-C480

IN RE: ORDER FOR FORECLOSURE CONCERNING	§	IN THE DISTRICT COURT
	§	
	§	
	§	
14001 AVERY RANCH BLVD., UNIT 2103	§	
AUSTIN, TX 78717	§	480th
	§	
	§	<del>48<sup>th</sup></del> JUDICIAL DISTRICT OF
UNDER TEX. R. CIV. PROC. 736	§	
	§	
Petitioner:	§	
	§	
CREDIT UNION OF TEXAS,	§	
	§	
Respondent:	§	
	§	
SHANNA HEIN	§	WILLIAMSON COUNTY, TEXAS

**DEFAULT ORDER ALLOWING FORECLOSURE**

Credit Union of Texas, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(a)(6)(D) (“Application”). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rules of Civil Procedure (“TRCP”) 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:

(a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created

under Texas Constitution Article XVI, Section 50(a)(6). A debt exists.

(b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.

(c) The obligation secured by the lien sought to be foreclosed is in default.

(d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Credit Union of Texas, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 14001 Avery Ranch Blvd., Unit 2103, Austin, TX 78717 and legal description as described in the Real Property Records of Williamson County, Texas as follows:

UNIT 2103, BUILDING 21, INGLESIDE CONDOMINIUMS, A CONDOMINIUM PROJECT IN WILLIAMSON COUNTY, TEXAS; TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS DEFINED IN THAT DECLARATION RECORDED IN DOCUMENT NO. 2011015959 AND AS AMENDED BY DOCUMENT NOS. 2011017851, 2011029610, 2011037801, 2011044780, 2011047256, 2011055575, 2011068582, 2012005695, 2012014142, 2012030455, 2012053666, 2012071101, 2012090540 AND 2013006999, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

2. The name and last known address of each Respondent subject to the order are:

Shanna Hein  
14001 Avery Ranch Blvd., Unit 2103  
Austin, TX 78717

3. The recording or indexing information of each lien to be foreclosed is as follows:

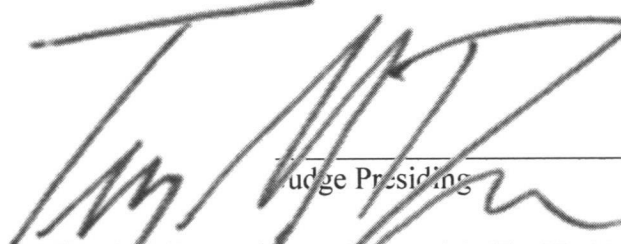
Instrument #: 2022102340 in the Real Property Records of Williamson  
County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil Procedure.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a Respondent is represented by counsel.

Signed, this \_\_\_\_ day of **7/20/2025 2:52:28 PM**, 2025.

  
\_\_\_\_\_  
Judge Presiding

Return to:  
Taherzadeh, PLLC  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001