

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 13th day of March, 2023, Bernard Edwin Briggs, Jr. (the "Grantor"), executed a Deed of Trust conveying to Scott R. Valby, Trustee, the Property hereinafter described, to secure Relative Lending, LLC, in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Williamson County, Texas; and

WHEREAS, Relative Lending, LLC is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of September, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property outside the northeast lower level door of the Williamson County Justice Center, where the Commissioners Court has designated such sales to take place. The building is located at 405 Martin Luther King Jr Street, Georgetown, Texas 78626.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 12 day of August, 2024.

ADDRESS OF SUBSTITUTE TRUSTEE:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: Angela Zavala
Substitute Trustee

Return to:
Relative Lending
5373 W. Alabama, Ste 425
Houston, Texas 77056

FILED
at 1:28 o'clock PM
AUG 12 2024
Nancy E. Ruten
County Clerk, Williamson Co., TX

EXHIBIT " A "

BEING A 10.034 ACRE TRACT OF LAND LOCATED IN THE SAMUEL NIMMO SURVEY, ABSTRACT NO. 481, WILLIAMSON COUNTY, TEXAS, SAID 10.034 ACRE TRACT, BEING A PORTION OF THAT CALLED 15.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2006022233, OFFICIAL PUBLIC RECORDS, AND A PORTION OF THE REMAINING PORTION OF A CALLED 79.54 ACRE TRACT OF LAND, RECORDED IN VOLUME 2652, PAGE 869, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 10.034 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 140, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 15.00 ACRE TRACT, IN THE WEST LINE OF THE REMAINING PORTION OF SAID 79.54 ACRE TRACT, AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 140, THE WEST LINE OF SAID 15.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 22° 11' 32" W, A DISTANCE OF 63.92' (RECORD: N 19° 53' 10" W, 63.99'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

2. N 21° 32' 32" W, A DISTANCE OF 590.62' (RECORD: N 19° 12' 59" W, 590.26'), TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 140, THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 149, SAID POINT BEING THE NORTHWEST CORNER OF SAID 15.00 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

3. THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 149, THE NORTH LINE OF SAID 15.00 ACRE TRACT, N 68° 47' 40" E, A DISTANCE OF 391.39' (RECORD: N 71° 00' 00" E), TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

4. THENCE, CROSSING SAID 15.00 ACRE TRACT, AND CROSSING THE REMAINING PORTION OF SAID 79.54 ACRE TRACT, S 21° 12' 49" E, A DISTANCE OF 1129.02', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

5. THENCE, CROSSING THE REMAINING PORTION OF SAID 79.54 ACRE TRACT, S 68° 30' 41" W, A DISTANCE OF 379.37', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 140, SAID POINT LOCATED IN THE WEST LINE OF THE REMAINING PORTION OF SAID 79.54 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

GV235-00027MUX (01/10)



6. THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 140, THE WEST LINE OF THE REMAINING PORTION OF SAID 79.54 ACRE TRACT, N 22° 07' 17" W, A DISTANCE OF 476.43' (RECORD: N 19° 53' 10" W), TO THE POINT OF BEGINNING CONTAINING 10.034 ACRES OF LAND.

GV235-000276LTX (01/10)

