

FILED
at 11:52 o'clock A M
AUG 13 2024
Nancy E. Ruster
County Clerk, Williamson Co., TX

Notice of Foreclosure Sale

Date: August 9, 2024

Governing Documents: Described as follows:

Association: Ryan's Crossing Owners Association
 Filed Date: June 20, 2000
 Recorded: Instrument No. 2000039186 in the Real Property Records of Williamson County, Texas
 Debtor(s): Aldo Ortiz
 Legal Description: LOT 7, BLOCK "N," OF RYAN'S CROSSING SECTION 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET S, SLIDES 275-276, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Local Address: 3801 Willie Mays Lane, Round Rock, TX 78665

Substitute Trustee: James M. Ringel

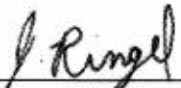
Substitute Trustee's Address: 1305 Pine Street, Bastrop, TX, 78602

Person(s) appointed as substitute trustee(s) to exercise power of sale:

Name: Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts

Appointee's address: Tejas Trustee Services, 14800 Landmark Blvd. Suite 850, Dallas, Texas 75254, Dallas County, Texas.

Each substitute trustee is appointed as of August 9, 2024, pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.



 James M. Ringel, attorney for the Association

Foreclosure Sale:

Date: Tuesday, September 3, 2024
Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 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.

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 bid may be by credit against the indebtedness.

Recitals:

Default has occurred due to a failure to pay the Assessments and other permitted charges 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.

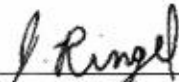
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Governing Documents.** Prospective bidders are advised to conduct an independent investigation of the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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) OR THE ASSOCIATION'S AGENT(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 ASSOCIATION OR ITS ASSIGNEE.

EXECUTED on August 9, 2024.



James M. Ringel
1305 Pine Street
Bastrop, TX 78602
Tel: (512) 409-3342
Attorney at Law