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Nancy E. Ruten

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

NOTICE OF FORECLOSURE SALE

DEFINED TERMS: As used in this Notice of Foreclosure Sale, the terms listed below have the following definitions:

"Association" means Brookchase Home Owners Association, Inc.

"County" means Williamson County.

"Owner" means Linda Kay Sims, whether one or more individuals or entities.

"Property" means Lot 41, Block C, RAINBOW PARKE, Williamson County, Texas, according to map or plat thereof recorded in Cabinet Z, Slide(s) 190, of the Plat Records and by Affidavit Ratifying Final Plat recorded in Document No. 2004092497 of the Official Records of Williamson County, Texas, locally known as 1501 Rainbow Parke Drive, Round Rock, Texas 78665.

"Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Larry Niemann, Fred Niemann, Jr., Patrice J. Arnold, Elizabeth Escamilla, and Caleigh Kaczor; 1122 Colorado, Suite 313, Austin, Texas 78701.

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.

WHEREAS, Owner has an obligation to pay assessments and other charges to the Association in accordance with the deed restriction instruments that burden the Property, and that obligation is secured by a lien against the Property in favor of the Association, in whole or in part, as provided under the deed restriction instruments that burden the Property and/or State law;

WHEREAS, Owner is delinquent in the payment of assessments and other sums to the Association, in spite of written demand being made upon Owner for payment of such debt, and the Association, acting by and through the Substitute Trustee(s), intends to foreclose its lien and sell the Property to satisfy, in whole or in part, the present indebtedness of Owner to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, December 7, 2021, the Association will cause the Property to be sold by public auction at the Williamson County courthouse in the location established for sales of real property under contract lien by the Williamson County Commissioners Court to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 AM.

Witness my hand this 11th day of November, 2021.

Brookchase Home Owners Association, Inc.

By: Niemann & Heyer, L.L.P.

By:

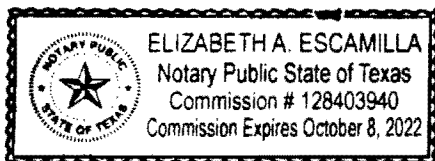
Connie N. Heyer

Attorney and Authorized Agent

Acknowledgement

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was executed before me on the 11th day of November, 2021, by Connie N. Heyer in the capacity stated above.



Elizabeth A. Escamilla
Notary Public, State of Texas