

FILED FOR RECORD

13

SEP 14 2021

Nancy E. Kuter
County Clerk, Williamson Co., TX

**NOTICE OF NON-JUDICIAL FORECLOSURE
AND SUBSTITUTE TRUSTEE'S SALE**

Date: September 14, 2021

1. **Property to be sold:** The property to be sold is described as follows:

Lot A of MARMO ADDITION, REPLAT OF LOT 40 AND A PORTION OF LOT 23, CEDAR PARK RANCHETTES – UNIT 6, an addition to the County of Williamson County, Texas, according to the map or plat recorded in Instrument No. 2016056062, Official Public Records of Williamson County, Texas.

Last known owner and address:

Deanna Cain
11212 Beach Road
Leander, TX 78641

2. **Instrument granting right and power to foreclose:** The instrument granting right and power to foreclose is the Deed of Trust executed on December 23, 2016 and recorded under Document No. 2016121877 of the Official Public Records of Williamson County, Texas.

3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 5, 2021

Time: No earlier than 10:00 AM, and no later than three hours thereafter.

Place: The Williamson County Justice Center, 405 Martin Luther King Jr. Street,
Georgetown, TX 78626

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash.

Pursuant to TEX. PROP. CODE § 51.009, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the 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 deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


5. **Type of Sale:** The sale is a non-judicial lien foreclosure sale being conducted pursuant to the Deed of Trust.
6. **Obligations Secured:** The Deed of Trust provides that it secures the payment of a Note and associated fees, including all costs and attorneys' fees incurred, namely the amount of **\$269,056.75 (plus fees).**

Lienholder: Steve Eckart

SIGNED on the 14th day of September 2021.

HAY LEGAL GROUP PLLC
611 W. 5th Street, Suite 300
Austin, Texas 78701
(512) 467-6060 – Phone
(512) 467-6161 – Fax

STATE OF TEXAS §
COUNTY OF TRAVIS §

 LAUREN SHAPIRO
Notary Public State of Texas
Comm Expires 08-20-2022
Notary ID 12992658-9


Notary Public, State of Texas