

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

May 13, 2024

Assessment Lien:

Dated: November 27, 2023

Recording Information: Instrument No. 23 06742 in the Official Public Records of Llano County, Texas.

Original Principal Amount: \$1,950.00

Trustee: Mandy K. McCary; McCary & McCary, P.C., P.O. Box 275, Marble Falls, Texas 78654

Dedicatory instrument creating the lien: Declaration of Reservations, Pecan Creek, County of Llano, Texas (hereafter "Declaration of Reservations")

Recording Information: Volume 720, Page 007 of the Official Public Records of Real Property of Llano County, Texas.

Grantor: CW of Burnet Grp, LLC

Lienholder: Pecan Creek Association (hereafter "Lienholder")

Property encumbered by the Assessment Lien:

Common name: Lot 210 on Creek Lane, Horseshoe Bay, Texas 78657

Legal Description: Lot No. Two Hundred Ten (210), Pecan Creek Plat No. 1.1, located in the City of Horseshoe Bay, Llano County, Texas, according to the plat of record in Volume 10, Page 27 through 30, Plat Records of Llano County, Texas.

Owner of Property: CW of Burnet GRP, LLC, according to Warranty Deed with Vendor's Lien recorded at Clerk's Instrument Number 201905789 in the Official Public Records of Llano County, Texas.

Foreclosure Sale:

Sale Location: The place of the sale shall be at the South door of the Llano County Courthouse located at 801 Ford Street, Llano, Llano County, Texas, which designated area is more particularly described in the Llano County Commissioner's Court Minutes recorded in Volume 1184, Page 885, in the Official Real Property Records of Llano County, Texas, or any other area which has been designated by the Llano County Commissioner's Court as the area for foreclosures to take place in Llano County, Texas or as designated by the County Commissioners.

FILED FOR POSTING
FORECLOSURE
Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *CSpratten* DEPUTY
DATE *5-13-2024*
TIME *11:36 am*

Sale Date: June 4, 2024

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 a.m., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property “AS IS” at a public auction to the highest cash bidder, with the exception of the Association, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Declaration of Reservations and the recorded Notice of Assessment Lien, as further described above.

Due to the default in payment of the Assessments and in performance of the obligations under the terms of the Declaration of Reservations, the Association directed the Trustee to administer the provisions therein.

The above-described Declaration of Reservations and Assessment Lien encumbers real property. This document constitutes formal notice by the Association to foreclose and sell the property, as described in Association’s right and remedies under the Declaration of Reservations and in accordance with the terms of Section 209.0092 of the Texas Property Code and the Assessment Lien.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Trustee will direct the sale of the property described in the Assessment Lien in the manner allowed by the Declaration of Reservations and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Declaration of Reservations and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Declaration of Reservations, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Declaration of Reservations, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Assessment Lien for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold “AS IS” to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Declaration of Reservations. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.


Mandy K. McCary, Trustee