

Notice of Sale of Real Property

State of Texas

County of Travis



Cause: 24-2832-CV-E

By virtue of a Writ of Execution issued by the Clerk of the **456th District Court of GUADALUPE County, Texas, on July 02, 2026**, in cause numbered **24-2832-CV-E**, styled **ALLEN DEWBERRY AND ERIN DEWBERRY versus AVANTITEXAS LLC** on a judgment rendered against **AVANTITEXAS LLC**; I did on July 21, 2026, at 10:00 AM, levy upon as the property of **AVANTITEXAS LLC** the following described real property:

BEING 5.450 ACRES OF LAND, MORE OR LESS, SITUATED IN THE A.M. LEAVY SURVEY No. 5, ABSTRACT 481, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 152 ACRES TRACT DESCRIBED IN AN EXECUTOR'S DEED RECORDED IN DOCUMENT No. 2020252188, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS.

On September 01, 2026, being the first Tuesday of the month, between the hours of 10:00 A.M. and 4:00 P.M., beginning at 10:00 AM, at the Travis County Courthouse, 1000 Guadalupe Street, Austin, Texas, **I will sell for cash to the highest bidder, all the right, title and interest of AVANTITEXAS LLC in and to the real property described above.**

Dated at Austin, Travis County, Texas, July 21, 2026

Carlos B. Lopez,

Constable Precinct 5

Travis County, Texas

by DEPUTY ALMAR SAENZ, Deputy

Notice to Bidders: You are buying whatever interest, if any, the Debtor has in the property. Purchase of the Debtor's interest in the property may not extinguish any liens or security interests held by other persons. There are no warranties, express or implied, regarding the property being sold, including but not limited to warranties of title, merchantability or fitness for a particular purpose.

Notice to Judgment Debtor: If there is any property, real or personal, you want to point out for levy in lieu of the above described property, you must contact this office immediately.

Bidders shall present an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the Travis County Assessor-Collector has determined that there are no delinquent ad valorem taxes owed by the person. In addition, an individual may not bid on or purchase property in the name of any other individual.