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FILED
at 9:30 o'clock A M

JUL 08 2026

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

Notice of Foreclosure Sale

July 8, 2026

Deed of Trust ("Deed of Trust"):

Dated:	August 1, 2022 to be effective August 8, 2022
Grantor:	UJJAL GHOSHTAGORE, and wife LICHUEN FU
Trustee:	VAN P. SWIFT
Lender:	FIRST TEXAS BANK, GEORGETOWN, TEXAS, a state chartered banking association, NMLS #411499
Recorded:	Williamson County, Texas, under Instrument No. 2022094669
Legal Description:	Lot 14 and Lot 15, Block 9, ORIGINAL TOWNSITE OF TAYLOR, a subdivision of Williamson County, Texas, according to the map or plat recorded in Cabinet A, Slides 186-187, Plat Records of Williamson County, Texas.
Secures:	Promissory Note ("Note") in the original principal amount of $2,750,400.00 executed by UJJAL GHOSHTAGORE, and wife LICHUEN FU ("Borrower") and payable to the order of Lender
Address:	219-221 N. Main Street, Taylor, Texas 76574
Substitute Trustees:	Anna Puff and/or Cody Perkins and/or G. Brett Hauser
Substitute Trustees' Address:	2705 Bee Caves Road, Suite 160, Austin, Texas 78746 and 200 W. 6th Street, Suite 110, Georgetown, Texas 78626
Foreclosure Sale:	
Date:	August 4, 2026
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 sale will be conducted at the Williamson County Courthouse Annex, 405 Martin Luther King Jr. Street, Georgetown, Texas 78626 (the area outside the northeast lower level door) as designated by the Commissioners' Court of said county pursuant to

Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent to the location where this notice was posted.

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 First Texas Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First Texas Bank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First Texas Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First Texas Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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 Deed of Trust, and applicable Texas law.

If First Texas Bank 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 Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, 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 Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First Texas Bank. 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 Deed of Trust.** 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) 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.

Sincerely yours,

SNEED, VINE & PERRY, P.C.

By: ______________________

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