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Williamson County, Texas Total Pages: 4

JUL 09 2026

Nancy E. Ruter
County Clerk, Williamson Co., TX**NOTICE OF FORECLOSURE SALE**Delivered - - - 20
Authorized Person

Notice is hereby given of a public nonjudicial foreclosure sale.

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

All property (real, personal or otherwise) described in the Deed of Trust, including, but not limited to, the real property described as being situated in **Williamson County, Texas, as more particularly described below**, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

Lot 18, Block 8 of BRUSHY CREEK SUBDIVISION SECTION ONE, a Subdivision in Williamson County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 310, Plat Records, Williamson County, Texas.

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

Date: Tuesday, August 4, 2026

Time: The sale shall be held between the hours of 1:00 P.M. and 4:00 P.M.

Place: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Siddharth Prem and Pavneet Kaur Saluja (collectively, the "Guarantor"), to Elizabeth Bastedo, Trustee for the benefit of ReadyCap Lending, LLC dated February 23, 2022, and filed for record in the Real Property Records of Bell County, Texas ("Deed of Trust").
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to an Unconditional Guarantee in the original principal amount of \$350,000.00 ("Guarantee"), executed by Guarantor. The Guarantee secured as security for a Note executed in favor of ReadyCap Lending, LLC by Ivaan Group, LLC in the amount of \$350,000.00. ReadyCap Lending, LLC is the beneficiary under the Deed of Trust.
6. Default and Request To Act. Default has occurred in the payment of the Indebtedness under the Note and the Guarantee, and the beneficiary has requested me, or other Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active 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.

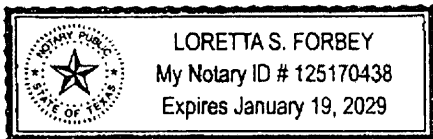
DATED: July 2nd, 2026.

Bruce A. Stockard

Bruce A. Stockard
500 N. Akard, Suite 2700
Dallas, Texas 75201
Telephone: (214) 706-4226

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by Bruce A. Stockard on the 8
day of July, 2026.



Loretta S. Forbey
Notary Public, State of Texas

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas