

58

ORIGINAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 14, 2025

Deed of Trust (With Security Agreement and Fixture Filing)

FILED
at 3:38 o'clock p M

JUL 14 2025

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

Dated: September 6, 2023

Grantor: RKSR Investments LLC

Lender/
Beneficiary: Wallis Bank

Trustee: Favad Bajaria

Recording: Deed of Trust (With Security Agreement and Fixture Filing) filed and recorded on September 8, 2023, in the Official Public Records of Real Property of Williamson County, Texas under File No. 2023075359.

Secures: Promissory Note in the original principal amount of \$350,000.00, dated September 6, 2023, payable to the order of Wallis Bank, executed by RKSR Investments LLC, a Texas Limited liability company

Property: The real property commonly known as 3000 Glacier Pass Lane, Cedar Park, Texas, having the legal description of:

Being all of Lot 12B and Lot 13A in Block A of BREAKAWAY PARK, SECTION 6, AMENDED PLAT OF LOTS 8, 12, AND 13, BLOCK A, a subdivision of Williamson County, Texas, according to the map or plat thereof recorded in Cabinet EE, Slide 283, Plat Records of Williamson County, Texas

along with fixtures. improvements. buildings. and any other real and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

Guaranty: The Note and all other indebtedness of Borrower to Beneficiary is guaranteed by those certain Guaranty Agreement dated September 6, 2023, and executed by Narendra Punjabi, in favor of Lender.

Substitute Trustees: Rhonda Mates
Richard Villa
James Landon
Streusand Landon Ozburn & Lemmon LLP
1801 S. MoPac, Suite 320
Austin, Texas 78746

Foreclosure Sale:

County: Williamson

Date of Sale: Tuesday, August 5, 2025

Time of Sale: The earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place of Sale: The foreclosure sale will be conducted in Williamson County outside the lower level door of the Williamson County Justice Center, 405 Martin Luther King St., Georgetown, Texas 78626, or in the area designated by the Commissioner Court of Williamson County, Texas 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 there this Notice of Substitute Trustee's Sale is 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 the Beneficiary may bid credit up to the amount of the unpaid indebtedness secured by the lien of the Deed of Trust. Persons desiring to bid on the Property should be prepared to demonstrate to the Substitute Trustee conducting the sale their ability to pay cash on the day of the sale of the Property.

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, Lender, the owner and holder of the Note, has requested that the Substitute Trustee(s) sell the Property.

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

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 Lender 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

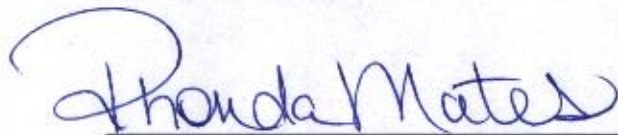
that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective 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 Texas Property Code § 51.0075, the 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.

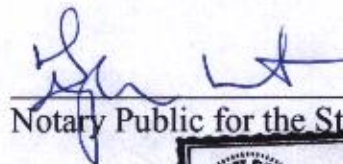
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 TRUSTEES 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 LENDER.



Rhonda Mates, Substitute Trustee

SUBSCRIBED AND SWORN TO before me on this 14th day of July 2025 to which I place my signature and official seal.



Notary Public for the State of Texas

