

NOTICE OF FORECLOSURE SALE

NOV 06 2025

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Deed of Trust (as amended, restated, modified, supplemented or assigned, the "**Deed of Trust**"):

- Dated: June 6, 2022
- Borrower: A-AFFORDABLE BOAT & RV STORAGE – LIBERTY HILL, LLC, a Texas limited liability company
- Lender: LIBERTY HILL BRVS LLC, a Delaware limited liability company, as successor-in-interest to FRONTIER BANK OF TEXAS ("**Original Lender**")
- Original Trustee: ELAINE MARTIN
- Recorded: June 8, 2022, as Document No. 2022070337 in the Official Public Records of Williamson County, Texas, as modified by that certain Modification and Extension Agreement recorded on October 31, 2023 as Document No. 2023090749 in the Official Public Records of Williamson County, Texas.
- Secures: Promissory Note dated June 6, 2022, in the original principal amount of \$4,200,000.00, executed by Borrower and payable to the order of Lender (as further amended, restated, modified, supplemented or assigned from time to time, the "**Note**")
- Assigned: Effective as of September 4, 2025 by, among other things, that certain Transfer of Lien by and between Original Lender, as holder of note and lien, and Lender, as transferee, recorded on October 9, 2025 under Document No. 2025080223 in the Official Public Records of Williamson County, Texas.
- Lender's Address: 1209 Orange Street
Wilmington, Delaware 19801
- Property: The real property described in Exhibit A attached hereto, together with any and all buildings, structures, goods, materials, supplies, chattels, furniture, fixtures (including, but not limited to all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), income, receivables, accounts, cash, issues, profits, charges, receipts, revenues, deposits or securities deposited from any and all sources arising from or attributable to the Property including without limitation any

leases, subleases, subsubleases, lettings, licenses, concessions, along with any insurance proceeds, condemnation awards or equipment and machinery attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part thereof, and other tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee: Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: Nate Wilkins

Foreclosure Sale: (the "**Foreclosure Sale**")

Date: **Tuesday, December 2, 2025**

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.

Place: Outside the northeast lower level door of the Williamson County Justice Center at 405 MLK street, Georgetown, Texas, or another location as designated for foreclosure sales by the Williamson County Commissioners Court pursuant to § 51.002 of the Texas Property Code.

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 Lender's bid may be credited against the outstanding 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 such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers 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 personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust and any related security agreements in accordance with Lender'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 of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this 6 day of Nor., 2025.

Angela Zavala

~~Angela Zavala, Michelle Jones, Richard Zavala, Jr or
Sharlet Watts~~
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: Nate Wilkins

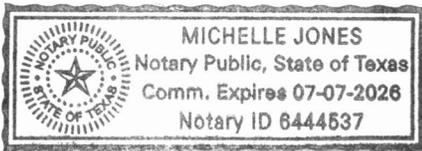
STATE OF TEXAS

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COUNTY OF WILLIAMSON

I, the undersigned Notary Public, do hereby certify that Angela Zavala, ~~Michelle Jones, Richard
Zavala, Jr or Sharlet Watts~~, personally appeared before me this day and acknowledged that he/she is the
Substitute Trustee duly appointed by Lender, and that by authority duly given, he/she executed the
foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the 6 day of November, 2025.



Michelle Jones

Notary Public, State of Texas

Commission Expires: 7-7-26

Printed Name: Michelle Jones

Exhibit A: Real Property Description

EXHIBIT "A"
(Description of Property)

Being a 19.991 acre tract of land situate in the E. LEICHTLE SURVEY, Abstract Number 382, Williamson County, Texas and being all of that described in Instrument Number 2014097763 in the Official Public Records of Williamson County Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for the northwest corner of said 19.991 acre tract also being the northwest corner of a tract conveyed to Esmail Rowshan and Brandon Frye in Instrument Number 2020070428 of the Official Public Records of Williamson County, Texas and being in the south line of a tract of land conveyed to Todd Cox etux. in Instrument Number 2019023574 of the Official Public Records of Williamson County, Texas. Said 1/2" iron rod found being called the point of beginning, having a Texas Coordinate System of 1983, Central Zone, ground coordinate value of N:10230355.64, E: 3029640.64 feet for reference;

THENCE from said point of beginning, S 89°24'11" E, with the south line of said Cox tract, a distance of 441.47 feet to a 1/2" iron rod found for the northeast corner of said 19.991 acre tract of land also being the an interior ell corner of said Cox tract;

THENCE, continuing with the West line of said Cox tract, S 00°26'07" W, a distance of 2136.50 feet to a 1/2" iron rod with a cap stamped "RPLS 6870" set in the north line of State Highway 29 (a 100 foot wide right-of-way) for the southeast corner of said 19.991 acre tract also being the southwest corner said Cox tract;

THENCE, with the north line of said State Highway 29, N 51°41'22" W, a distance of 117.69 feet to a 1/2" iron rod at the base of a cut off wood post;

THENCE, N 57°25'18" W, a distance of 100.64 feet to a 1/2" iron rod found;

THENCE, N 52°19'47" W, a distance of 108.08 feet to a 1/2" iron rod found at the beginning of a curve to the right with radius of 2814.93 feet;

THENCE, with said curve to the right having an arc length of 233.68 feet, central angle of 04°45'23", chord bearing of N 48°51'41" W, and a chord distance of 233.61 feet to a 1/2" iron rod found for the southwest corner of said 19.991 acre tract also being the southeast corner of a tract conveyed to Michael Elkins etux. in Instrument Number 2007047606 of the Official Public Records of Williamson County, Texas, from which a concrete monument found for the point of tangency of said curve bears N 46° 18' 02" W along the chord a distance of 17.94 feet;

THENCE, departing the north line of said Elkins tract, N 00°25'43" E, passing a 1/2" iron rod found for the northeast corner of said Elkins tract at a distance of 1509.91 feet and continuing in all a distance of 1794.20 feet to the POINT OF BEGINNING, containing 19.991 acres or 870,811 sq. feet of land, more or less.