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NOV 10 2026

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

NOTICE OF FORECLOSURE SALE

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.

Deed of Trust:

Dated:	May 21, 2025 (on or about)
Grantor:	Westview Park Village LLC
Original Trustee:	Brandon Norris
Substitute Trustee(s):	Steven T. Holmes or Michael W. McGee
Current Lender:	Louisiana National Bank, a Louisiana financial institution.
Recorded in:	Document No. 2025039389, as recorded on May 22, 2025 in the real property records of Williamson County, Texas.
Secures:	Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement dated on or about May 21, 2025 between Westview Park Village LLC, as Grantor and Mortgagor, and Louisiana National Bank, as Beneficiary.
Legal Description:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described herein, and all rights and appurtenances thereto

A tract of land situated within the William Barker Survey, Abstract Number 107, Williamson County, Texas and being commonly known as Lot 15, Westview Subdivision, an unrecorded subdivision and more particularly being the same tract of land as conveyed to Brian Robinson and wife, Belinda Robinson by a deed filed for record under Document Number 1999015555 of the Official Public Records of Williamson County, Texas Save & Except that called 0.1 1 9 acre portion conveyed to the City of Round Rock Texas by a deed filed for record under Document Number 2019093359 of the Official Public Records of Williamson County, Texas and Save & Except that called 13, 860 square foot (0.318 acre) tract of land conveyed to the State of Texas by a deed filed for record under Document Number 2003041270 of the Official Public Records of Williamson County, Texas. Said tract of land being

more particularly described by metes and bounds in the attached Exhibit A Description.

More commonly known as: 11 Westview Drive, Round Rock, Texas 78664.

Foreclosure Sale:

Date:	**Tuesday, December 1, 2026**
Time:	The sale of the Property will be held between the hours of 12:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 12:00 P.M. and not later than three hours thereafter.
Place:	Williamson County, Texas at the following location: At the northeast basement door of the New Addition to the Williamson County Justice Center, 405 Martin Luther King Jr St, Georgetown, TX 78626, or if the preceding area is no longer the area(s) designated by the Williamson County Commissioner's Court, in the area otherwise most recently designated by the Commissioner's Court pursuant to §51.002 of the Texas Property Code as amended.
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 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, and such default is continuing. Because of that default, Lender, 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 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 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 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 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.

Dated: November 9, 2026

Respectfully submitted,

Steven T. Holmes
State Bar No. 00794918
CAVAZOS HENDRICKS POIROT, P.C.
900 Jackson Street, Suite 570
Dallas, TX 75202
Direct Dial: (214) 573-7305
Email: sholmes@chfirm.com

Attorneys for Louisiana National Bank

STATE OF TEXAS §
§
COUNTY OF DALLAS §

SUBSCRIBED AND SWORN TO before me on the 9th day of November 2026 by Attorney Steven T. Holmes.

Amy M. Ragan
Notary Public, State of Texas

AMY M RAGAN
My Notary ID # 129802481
Expires April 30, 2030

My Commission Expires: 4/30/2030

Exhibit "A"

DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-9800 www.DeltaLandSurveying.net

DESCRIPTION

A tract of land situated within the William Barker Survey, Abstract Number 107, Williamson County, Texas and being commonly known as Lot 15, Westview Subdivision, an unrecorded subdivision and more particularly being the same tract of land as conveyed to Brian Robinson and wife, Belinda Robinson by a deed filed for record under Document Number 1999015555 of the Official Public Records of Williamson County, Texas Save & Except that called 0.119 acre portion conveyed to the City of Round Rock Texas by a deed filed for record under Document Number 2019093359 of the Official Public Records of Williamson County, Texas and Save & Except that called 13, 860 square foot (0.318 acre) tract of land conveyed to the State of Texas by a deed filed for record under Document Number 2003041270 of the Official Public Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8" rebar found, on the Southerly right-of-way line of Westview Drive (a 50' Ingress/Egress Easement conveyed to the public in Volume 841 at Page 391 of the Deed Records of Williamson County, Texas), for the common North corner of the aforementioned Lot 15 and a tract of land, commonly known as Lot 16, Westview Subdivision, an unrecorded subdivision, as conveyed to Gary Brian Robinson by a deed filed for record under Document Number 2008004311 of the Official Public Records of Williamson County, Texas;

Thence **Southeasterly** a distance of **62.39 feet** along the aforementioned Southerly right-of-way line and along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 71°29'55" and a chord which bears S 89°40'38" E a distance of 58.42 feet to a 5/8" rebar found for the common North corner of the aforementioned Lot 15 and a tract of land commonly known as Lot 14, Westview Subdivision, an unrecorded subdivision, as conveyed to Hamra Westview Properties LLC by a deed filed for record under Document Number 2022059054 of the Official Public Records of Williamson County, Texas;

Thence **S 35°37'53" E**, along the common boundary line of the tract of land herein described and the aforementioned Lot 14, a distance of **319.80 feet** to a 1/2" rebar found for their common East corner on the West boundary line of a tract of land defined as the Donnell Parke Condominiums by a Declaration filed for record under Document Number 2016029972 of the Official Public Records of Williamson County, Texas;

Thence **S 30°02'37" W**, along the common boundary line of the tract of land herein described and the aforementioned Donnell Parke Condominiums tract, a distance of **303.47 feet** to a 5/8" rebar found, at the base of a wood fence post, for a common corner;

Thence **S 56°43'14" W**, continuing along the aforementioned common boundary line, a distance of **262.76 feet** to a 1/2" rebar found for their common South corner and for the common Northerly corner of a called 4.079 acre tract of land conveyed to the State of Texas by an agreed judgment filed for record under Document Number 2004062613 and a called tract of land conveyed to the State of Texas by a deed filed for record under Document Number 2003041270 of the Official Public Records of Williamson County, Texas;

Thence **N 52°49'54" W**, along the common boundary line of the tract of land herein described and the above-mentioned 0.318 acre State of Texas tract, a distance of **92.75 feet** to a 1/2" rebar with an aluminum cap marked "CORR ROW" found for a common corner of the tract of land herein described, said 0.318 acre State of Texas tract and the above-mentioned 0.119 acre City of Round Rock tract;

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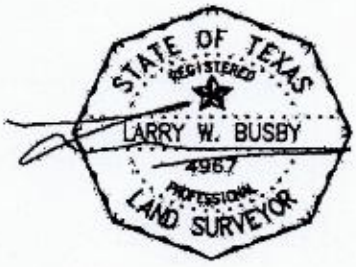
Thence **N 23°49'16" W**, along the common boundary line of the tract of land herein described and the aforementioned 0.119 City of Round Rock tract, a distance of **148.26 feet** to a 1/2" rebar with an aluminum cap marked "CORR ROW" found for a common corner;

Thence **Northwesterly** a distance of **79.76 feet** along the aforementioned common boundary line and along the arc of a curve to the right, having a radius of 2,277.00 feet, a central angle of 02°00'25" and a chord which bears N 22°36'28" W a distance of 79.75 feet to a 1/2" rebar with an aluminum cap marked "CORR ROW" found for a common corner and the common East corner of a tract of a called 1.27 acre tract of land conveyed to the City of Round Rock by a deed filed under Document Number 2019094560 of the Official Public Records of Williamson County, Texas and the remainder of the above-mentioned Lot 16;

Thence **N 35°56'27" E**, along the common boundary line of the tract of land herein described and the aforementioned Lot 16, a distance of **496.34 feet** to the **Point of Beginning**.

Said tract of land containing 200,258 square feet or 4.597 acres, more or less.

The foregoing description was prepared in connection with a TSPS Land Title Survey, Job Number 2022082, conducted on September 27, 2022 under the direct supervision of Larry W. Busby, TX RPLS No. 4967 with Delta Land Surveying. Bearings are Texas State Plane Grid, Central Zone (4203) NAD83 established by the HxGN Smartnet.



ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2025039389

Pages: 42 Fee: $185.00
05/22/2025 12:40 PM
VDONNELLY

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas