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

NOTICE OF TRUSTEE'S SALE

(Tex. Prop. Code §§ 5.066 and 51.002)

Date of Notice:	November 6, 2026
Contract:	Unrecorded executory contract for conveyance of the Property, as alleged by Purchasers in Cause No. 26-0939-C26, 26th Judicial District Court, Williamson County, Texas (the "Contract")
Seller:	Sierra Hills, LLC
Purchasers:	Derek Mroski and Kristy Mroski
Property:	Lot C-8, BEAR CREEK RANCH UNIT 4, according to the map or plat thereof recorded in Cabinet B, Slide 182, Plat Records of Williamson County, Texas; SAVE AND EXCEPT that 0.0659 of an acre out of Lot C-8 conveyed to Williamson County, Texas by Special Warranty Deed recorded in Document No. 2011029283, Official Public Records of Williamson County, Texas; commonly known as 650 Hidden Bear Road, Liberty Hill, Texas 78642 (the "Property").
Notice of Default:	Notice of default and right to cure under Sections 5.063 and 5.066 of the Texas Property Code was mailed to Purchasers by certified mail, return receipt requested, and first-class mail on August 14, 2026. The cure period expired October 13, 2026, and the default was not cured.
Debt:	The remaining balance of the amount due under the Contract. Tex. Prop. Code § 5.066(e).
Trustee:	G. Brett Hauser, 200 West 6th Street, Suite 110, Georgetown, Texas 78626
Substitute Trustee:	Cody Perkins and/or Anna Puff, 2705 Bee Caves Road, Suite 160, Austin, Texas 78746
Date of Sale:	Tuesday, December 1, 2026
Time of Sale:	The sale will begin no earlier than 10:00 a.m. and no later than three hours after that time, and will be completed by 4:00 p.m. local time.
Place of Sale:	The area designated by the Williamson County Commissioners Court for foreclosure sales under Section 51.002 of the Texas Property Code: the Williamson County Courthouse Annex, 405 Martin Luther King Jr. Street, Georgetown, Texas 78626 (the area outside the northeast lower-level door) If no area is designated, the sale will be held in the area immediately adjacent to the location where this notice is posted.
Terms of Sale:	Public auction to the highest bidder for cash, except that Seller may bid by credit against the Debt.

Purchasers are in default under the Contract. Because the default was not cured within the period allowed by law, Seller has directed the Trustee to sell the Property under Section 5.066 of the Texas Property Code.

Notice is given that on the Date of Sale, at the Time and Place of Sale stated above, the Trustee or Substitute Trustee will sell the Property under the Terms of Sale stated above. As required by Section 5.066(d), Seller will convey fee simple title to the Property to the purchaser at the sale and will warrant that the Property is free from any encumbrance. Except for that title warranty, the Property is sold "AS IS" as to its physical condition, without any express or implied warranty of condition. Prospective bidders should conduct their own investigation of the Property and the public records, including the lis pendens recorded by Purchasers on or about May 13, 2026.

Proceeds of the sale will be applied to the Debt. Any proceeds exceeding the Debt will be disbursed to Purchasers as required by Section 5.066(e).

If the sale is not held on the Date of Sale, notice of any rescheduled sale will be posted, filed, and served as required by Section 51.002 of the Texas Property Code. The Trustee reserves the right to set further reasonable conditions for the sale under Section 51.0075(a), to be announced before bidding opens.

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.

G. Brett Hauser
200 West 6th Street, Suite 110
Georgetown, Texas 78626
Tel. (512) 930-9775