

NOTICE OF CONFIDENTIALITY RIGHTS: "IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

NOTICE OF TRUSTEE'S 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.

1. DATE, TIME, PLACE OF SALE:

Date: FEBRUARY 3, 2026.

Time: 11:00 A.M. or not later than three hours after that time.

Place: "Williamson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Williamson County, Texas.

2. Property to be sold: The "Property" to be sold is described as follows:

(117 E. 6TH STREET, TAYLOR, WILLIAMSON COUNTY, TEXAS 76574)

LOTS ONE (1) AND TWO (2), BLOCK THIRTY-FOUR (34), ORIGINAL TOWNSITE OF THE CITY OF TAYLOR, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 186 (AKA VOLUME 49, PAGE 66), PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

- 3. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the below-mentioned Deed of Trust, the Mortgagee/Beneficiary has the right to direct the Trustees to sell and convey all or only part of the Property. If such sale(s) do not result in full satisfaction of all of the indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein. Pursuant to TEXAS PROPERTY CODE Section 51.009, the Property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Any conveyance of the Property is subject to all matters of record affecting the Property.

4. DEED OF TRUST INFORMATION – INSTRUMENT TO BE FORECLOSED:

Date:	January 6, 2025
Grantor/Mortgagor/Debtor:	THAMES HOME BNB LLC, a Texas Limited Liability Company
Mortgagee/Beneficiary:	RANDY WINTERS and JK 401K ROTH AND AGGIELAND HOMES, LLC
Trustee:	J. Fred Bayliss
Original Principal:	\$560,000.00
Recording Information:	Recorded on January 6, 2025, Document # 2025001177, Official Public Records of Williamson County, Texas

Obligation Secured:

That certain Note date January 6, 2025, in the Original Principal amount as stated above, executed by THAMES HOME BNB LLC, A Texas Limited Liability Company and all obligations contained therein; with a Final Maturity Date of January 6, 2026. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

5. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Trustees to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
6. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee/Beneficiary, the Trustees, or the Mortgagee's/Beneficiary's attorney.
7. NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notice as required by law, the undersigned Trustee, on any other Trustee, will sell to the highest bidder for cash, or to the Mortgagee/Beneficiary, or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the above described Property at public auction at the above described Place of Sell in Williamson County, on the 3RD day of FEBRUARY, 2026.

EXECUTED this 6th day of January, 2026.



J. Fred Bayliss

Trustee

J. Fred Bayliss, P. C.

3000 Briarcrest Drive, Suite 211

Bryan, Texas 77802

Certificate of Posting

I am **J. Fred Bayliss**, a named Trustee for Mortgagee/Beneficiary, whose address 3000 Briarcrest Drive, Suite 211, Bryan, Texas 77802. I declare under penalty of perjury that on the 7th day of January, 2026, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners.

DOCUMENT PREPARED BY:

J. Fred Bayliss, P. C.

3000 Briarcrest Drive, Suite 211

Bryan, Texas 77802

Upon Filing Return to: J. Fred Bayliss, P. C., 3000 Briarcrest Drive, Suite 211, Bryan, Texas 77802