

JAN 13 2026

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NOTICE OF FORECLOSURE SCHEDULED ON FEBRUARY 3, 2026.**

**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 TRUSTEE(S) 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 MORTGAGEE OR MORTGAGE SERVICER.**

1. Property To Be Sold. The property ("the Property") to be sold is described as follows:

Legal Description: Lot 1, Block A, GODDARD SCHOOL SUBDIVISION, Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2018023210, Official Public Records of Williamson County, Texas.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: February 3, 2026.

Time: The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first.

Place: Northeast lower-level door of Justice Center, or as otherwise designated by the County Commissioner's Office as designated by the County Commissioner's Court. Justice Center is located at 405 Martin Luther King Jr Street, Georgetown, TX 78626.

The Security Instruments defined and described below permit the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Security Instruments need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instruments permitting the beneficiary thereunder to have the bid credited to the Note described below that is secured, up to the amount of the unpaid debt secured by the Security Instruments at the time of sale.

Those desiring to purchase said property will need to demonstrate their ability to pay cash on the day said property is sold.

The sale will be made expressly subject to any title matters set forth in the Security Instruments, but prospective bidders are reminded that by law the 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 Security Instruments. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instruments, the beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, 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 Security Instruments. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

4. Type of Sale. The sale is a foreclosure sale pursuant to section 51.002, Texas Property Code and the power of sale granted by the below described security instruments (collectively "Security Instruments"), that encumber the Property, the Security Instruments described as:

That certain Deed of Trust executed by **STAR INFRA LLC**, a Texas limited liability company ("Borrower") to Mike Shaw as trustee, originally in favor of R Bank, a Texas state bank, NMLS #606992 ("Original Lender") executed on August 23, 2023 and recorded on August 28, 2023 as Document/Instrument No. 2023071392 in the Official Public Records of Williamson County, Texas. Original Lender assigned its aforesaid interest in said Deed of Trust to PSF II KAUFMAN, LLC, a Texas limited liability company ("Current Lender" and/or "Current Beneficiary") by the Assignment of Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing and Assignment of Other Loan Documents ("the Assignment") executed on September 19, 2025 and recorded on October 1, 2025 as Document/Instrument No. 2025077616 in the Official Public Records of Williamson County, Texas.

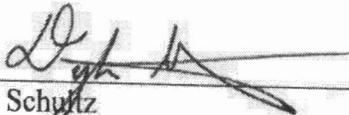
5. Obligations Secured. The Security Instruments provide that it secures the payment of the indebtedness and obligations therein described (collectively "the Obligations") including but not limited to (1) the Closed-End Multi-Advancing Promissory Note ("Note") dated August 23, 2023 in the maximum principal amount of \$9,000,000.00 executed by Borrower, originally made payable to

Original Lender and assigned to Current Lender by the Assignment; (2) all renewals, modifications and extensions of the Note; and (3) any and all present and future indebtedness of Borrower to Current Lender. Current Lender's address is 3100 MONTICELLO AVE STE 600, Dallas, TX 75205. Current Lender is the current owner and holder of the Obligations and is the current beneficiary under the Security Instruments.

6. Question. Questions concerning the sale may be directed to the counsel for Current Lender: Dylan Schultz and Brian Bellamy with physical address of 7200 N MoPac Expy., Suite 120, Austin, Texas, 78731, mailing address of PO Box 26128, Austin, TX 78755-0128, phone number of 512-346-6011, and e-mail address of Dylan@SRBSLaw.com.

7. Default and Request To Act. Borrower conveyed the Property in trust to secure payment of the Note as set forth in the Security Instruments. Default was declared under the Note and the Security Instrument and not cured. Maturity of the Note has occurred, and all sums secured by the Security Instruments are immediately due and payable. Lender authorized the undersigned to provide this notice on its behalf, and to hereby appoint Brian S. Bellamy and Dylan Schultz (physical address of 7200 N MoPac Expy., Suite 120, Austin, Texas, 78731, and mailing address of PO Box 26128, Austin, TX 78755-0128), and Abstracts Trustee of Texas, LLC, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, \*ED HENDERSON, KYLE WALKER, CHRIS MEOBLE, SAM LENNOX, CARMA AUSTIN, ANDREW MILLS-MIDDLEBROOK (physical address of 9130 Jollyville Rd., STE 100-21, Austin, TX 78759 and mailing address of PO Box 9932, Austin, TX 78766), as Substitute Trustees, any to act, who each hereby possess all powers of said Trustee under the Security Instruments. Said Substitute Trustees will do all the necessary acts to prepare for and conduct this sale. Notice is given that before the sale the Current Beneficiary may appoint another person as a substitute trustee to conduct the sale.

DATED: January 12, 2026 at 11:53 a.m.

  
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Brian S. Bellamy  
Texas Bar No. 24045476  
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