

107

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 FORECLOSURE SALE

December 15, 2025

at 9:38 FILED o'clock A M
DEC 16 2025
Nancy E. Ruten
County Clerk, Williamson Co., TX

DEED OF TRUST (Security Agreement, Assignment of Rents and Financing Statement) ("Deed of Trust"):

Dated: August 30, 2022

Grantor: ASHBY SIGNATURE HOMES, LLC, a Texas limited liability company

Trustee: W. DEREK DARBY

Lender: JGME CORPORATION, a Texas Corporation

Recorded in: Document No. 2022101792, Official Public Records of Williamson County, Texas.

Property: Lot 179R, in Block D, of AMENDING PLAT OF CIMARRON HILLS COUNTRY CLUB PHASE TWO LOT 126-128, 141-147, 150-156, 160-161, BLOCK C, a Subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2021196382, of the Official Public Records of Williamson County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$950,000.00, executed by ASHBY SIGNATURE HOMES, LLC, a Texas limited liability company, ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 6, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Williamson County Justice Center, at the following location: 405 Martin

Luther King St., Georgetown, Texas, 78626, outside the Northeast lower level door, or such other location as may be designated by the County Commissioners Court of Williamson County, Texas.

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 JGME CORPORATION'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. Because of that default, JGME CORPORATION, the owner and holder of the Note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JGME CORPORATION's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JGME CORPORATION'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JGME CORPORATION pass 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.

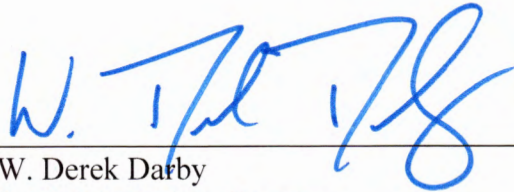
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 JGME CORPORATION. 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. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS SALE. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

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.



W. Derek Darby

derek@darbylawpllc.com

Texas Bar No. 24049009

THE DARBY LAW GROUP, PLLC

136 W. Twohig, Suite C

San Angelo, Texas 76903

Telephone (325) 262-4777

Telecopier (325) 267-7473

Attorney and Trustee for

JGME CORPORATION