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**Notice of Trustee's Sale**

at 11:40 FILED o'clock A M

JUN 09 2026

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

Date: June 2, 2026

Trustee or  
Substitute Trustee: Richard E. Sames

Mortgagee: Texas Community Bank

Note: Real Estate Lien Note dated September 28, 2023, renewed and extended by Modifications of Note dated October 31, 2025 and March 31, 2026, in the principal amount of \$4,910,000.00

**Deed of Trust:**

Date: September 28, 2023  
Grantor: Westview Park Village LLC  
Mortgagee: Texas Community Bank  
Recording information: Recorded under Document No. 2023082683, Official Public Records, Williamson County, Texas

Property: Being a 4.074 acre tract of land, more or less, situated in the ASA Thomas Survey, Abstract No. 609, the C.E. Rowe Survey, Abstract No. 871, and the William Baker Survey, Abstract No. 107, Williamson County, Texas, being the remainder of a called 5.35 acre tract of land as conveyed to Gary Brian Robinson in Special Warranty Deed recorded in Document No. 2008004311, Official Public Records, Williamson County, Texas. Said tract of land being more particularly described by metes and bounds description shown in Exhibit "A" attached hereto and made a part hereof.

County: Williamson County, Texas

Date of Sale (first Tuesday of month): July 7, 2026

Time of Sale: 10:00 o'clock a.m.

Place of Sale: Outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas; or as designated by the County Commissioner's Office and Commissioners Court.

Mortgagee has instructed the Trustee or Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. If applicable, Mortgagee has appointed the undersigned as Substitute Trustee under the Deed of Trust. The Trustee and, if applicable, the Substitute Trustee are referred to herein as "Trustee"

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The sale will be conducted subject to the following conditions:

1. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.
2. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.
3. Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted, or to pay the bid price within such reasonable time as may be agreed upon by the Trustee.
4. The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.
5. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.
6. 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 Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

7. Pursuant to section 51.0075 of the Texas Property Code, the 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.
8. Type of Sale. The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and security agreement.
9. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.
10. The Deed of Trust provides that it secures the payment of the Note and obligations therein described (collectively, the “Obligations”) including but not limited to (a) the Note described above; (b) all renewals and extensions of the Note, and (c) any and all present and future indebtedness of Mortgagor to Mortgagee. Mortgagee is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.
11. Questions concerning the sale may be directed to the undersigned at the address set forth below.
12. Default has occurred under the Deed of Trust, and the beneficiary has requested the undersigned, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person Substitute Trustee to conduct the sale.
13. **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.**
14. 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.

Dated June 2, 2026

A handwritten signature in black ink, appearing to read 'RV' followed by a large, stylized flourish that loops back to the left.

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Richard E. Sames

Name and Address of Trustee:

Richard E. Sames  
6721 McPherson, Suite 360  
Laredo, Texas 78041  
Phone: (956) 727-2995



Exhibit "A"

**PROPERTY DESCRIPTION FOR  
4.074 ACRES OF LAND**  
SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609  
THE C.E. ROWE SURVEY, ABSTRACT NO. 871  
AND THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 107  
WILLIAMSON COUNTY, TEXAS

BEING a 4.074 acre tract of land situated in the Asa Thomas Survey, Abstract No. 609, the C.E. Rowe Survey, Abstract No. 871 and the William Barker Survey No. 74, Abstract No. 107, Williamson County, Texas, being all of the remainder of a called 5.35 acre tract of land described in an instrument to Gary Brian Robinson recorded in Document No. 2008004311, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.); said 4.074 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "Stantec Boundary" found on the West line of Westview Drive (50-foot wide Ingress/Egress easement) recorded in Volume 841, Page 391 of the Deed Records of Williamson County, Texas, and being the Southeast corner of a called 3.385 acre tract of land described in an instrument to Celina Partners, Ltd. recorded in Document No. 2022115215, O.P.R.W.C.T.;

**THENCE**, along and with the West line of said Westview Drive and being the East line of said 5.35 acre tract, the following five (5) bearings and distances:

- 1) South 18° 03' 08" East, a distance of 62.32 feet to a 3/4-inch iron rod found for the beginning of a non-tangent curve to the right;
- 2) Along said curve turning to the right, with a Delta Angle of 48° 15' 11", having a radius of 86.79 feet, an arc length of 73.09 feet, and whose long chord bears South 06° 26' 04" West for a distance of 70.95 feet to a 3/4-inch iron rod found for the end of said curve to the right;
- 3) South 29° 35' 35" West, a distance of 30.39 feet to a 5/8-inch iron rod (bent) found for the beginning of a non-tangent curve to the right;
- 4) Along said curve turning to the right, with a Delta Angle 44° 56' 08", having a radius of 35.37 feet, an arc length of 27.74 feet and whose long chord bears South 52° 32' 35" West for a distance of 27.03 feet to a 5/8-inch iron rod found for a point of reverse curvature;
- 5) Along said curve turning to the left, with a Delta Angle of 129° 12' 23", having a radius of 50.00 feet, an arc length of 112.75 feet and whose long chord bears South 10° 34' 44" West for a distance of 90.34 feet to a 5/8-inch iron rod found for the Northwest corner of a called 4.597 acre tract of land described in an instrument to Westview Park Village LLC recorded in Document No. 2022142198, O.P.R.W.C.T., and marking the Southeast corner of said 5.35 acre tract and the herein described tract;

**THENCE**, South 35° 57' 10" West, along and with the Northwest line of said 4.597 acre tract, a distance of 496.31 feet to a 1/2-inch iron rod with cap stamped "Corr ROW" found for the Southeast corner of a called 1.27 acre tract of land described as Parcel 19 in an instrument to the City of Round Rock recorded in Document No. 2019094560, O.P.R.W.C.T. and being the beginning of a non-tangent curve to the right;

**THENCE**, along the East line of said Parcel 19 and said curve turning to the right with a Delta Angle of 10° 24' 20", having a radius of 2,277.00 feet, an arc length of 413.53 feet and whose long chord bears North 16° 22' 04" West for a distance of 412.96 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for the end of said curve;



THENCE, North 10° 53' 13" West, continuing along and with the East line of said Parcel 19, a distance of 154.65 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set for the Southwest corner of said 3.385 acre tract, the Northeast corner of said Parcel 19 and marking the Northwest corner of the herein described tract;

THENCE, North 76° 28' 48" East, along and with the South line of said 3.385 acre tract and the North line of said 5.35 acre tract, a distance of 492.31 feet to the POINT OF BEGINNING and containing 4.074 acres of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, Central Zone 4203, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet.
- 2) A survey plat of even date was prepared in conjunction with this property description.

Robert A. Harper, RPLS No. 6582  
Summit Geomatics, Inc.  
4603 N Stahl Park Suite 103  
San Antonio, Texas 78217  
TBPELS Firm No. 10194657