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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

at 11:15 FILED o'clock AM

JUN 04 2026

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

Date of Notice: June 4, 2026
Grantor(s): Sarah Allen and George Taylor
Original Trustee: Douglas K. Watson, II
Substitute Trustee: Joel S. Pace, Esq.
Beneficiary / Mortgagee: Cardinal Investment Trade Properties, LLC, a Texas limited liability company
Deed of Trust: Dated August 30, 2024, executed by Sarah Allen and George Taylor, as Grantors, to Douglas K. Watson, II, as Trustee, for the benefit of Cardinal Investment Trade Properties, LLC, as Lender and Beneficiary; recorded in the Official Public Records of Williamson County, Texas as Document No. 2024069672
Property: Lot 35, Block E, Gann Ranch Section 4, a subdivision in the City of Cedar Park, Williamson County, Texas, according to the map or plat recorded in Document No. 2004028996, Official Public Records of Williamson County, Texas; commonly known as 2310 Zoa Drive, Cedar Park, Texas 78613
County of Sale: Williamson County, Texas
Date of Sale: Tuesday, July 7, 2026
Earliest Time of Sale: 10:00 a.m. (the sale will begin no earlier than 10:00 a.m. and not later than three (3) hours thereafter)
Place of Sale: The area designated by the Williamson County Commissioners Court for foreclosure sales pursuant to Section 51.002 of the Texas Property Code, is currently the area outside the front entrance of the Williamson County Justice Center, 405 Martin Luther King Street, Georgetown, Texas 78626.

NOTICE IS HEREBY GIVEN that on **August 30, 2024**, Sarah Allen and George Taylor (collectively, "Grantor") executed that certain Deed of Trust (the "Deed of Trust") in favor of Douglas K. Watson, II, as Trustee (the "Original Trustee"), for the benefit of Cardinal Investment Trade Properties, LLC, a Texas limited liability company ("Beneficiary"), to secure that certain Balloon Promissory Note (Fixed Rate) of even date in the original principal amount of \$235,000.00

(the "Note"). The Deed of Trust was recorded in the Official Public Records of Williamson County, Texas as Document No. 2024069672.

Default has occurred under the Note and Deed of Trust. On **February 27, 2026**, Beneficiary served Grantor with a written Notice of Default and Intent to Accelerate in accordance with Section 51.002(d) of the Texas Property Code, affording Grantor more than twenty (20) days to cure the specified defaults, including, without limitation, failure to make monthly payments when due, failure to pay ad valorem taxes, failure to maintain hazard insurance, failure to pay homeowners association dues, and failure to maintain the Property. Grantor failed to cure the defaults within the time allowed. On **May 12, 2026**, Beneficiary duly accelerated the maturity of the Note pursuant to the express terms of the Note and the Deed of Trust, and the entire unpaid principal balance, all accrued and unpaid interest, all lender advances, all late charges, all attorney's fees and collection costs, and all other sums secured by the Deed of Trust are now immediately due and payable in full.

Beneficiary has appointed Joel S. Pace as Substitute Trustee under the Deed of Trust, in the place and stead of the Original Trustee, pursuant to Section B.1 of the Clauses and Covenants of the Deed of Trust and Section 51.0075(c) of the Texas Property Code.

Pursuant to Section 51.002 of the Texas Property Code and the power of sale conferred by the Deed of Trust, the Substitute Trustee will sell the above-described Property at public auction to the highest bidder for cash, **AS IS, WHERE IS, AND WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED** (except as to warranties of title as provided in the Deed of Trust), on **Tuesday, July 7, 2026**, at or after 10:00 a.m. (the sale will begin no earlier than 10:00 a.m. and not later than three (3) hours thereafter), at the area designated by the Williamson County Commissioners Court for foreclosure sales under Section 51.002 of the Texas Property Code, currently the area outside the front entrance of the Williamson County Justice Center, 405 Martin Luther King Street, Georgetown, Texas 78626. If prior to the date of sale, a different area has been designated by the Commissioners Court, the sale will be conducted at such other designated location; if no designation has been made, the sale will be conducted at the location required by Section 51.002(a) of the Texas Property Code.

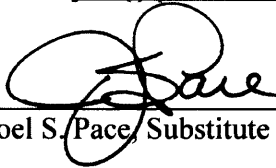
The Property will be sold for cash. The successful bidder must tender the full bid amount at the time of sale in a form acceptable to the Substitute Trustee. The Property will be sold to satisfy the indebtedness secured by the Deed of Trust, including all principal, accrued interest, lender advances, late charges, attorney's fees, trustee fees, costs of sale, and all other sums secured thereby. Pursuant to the terms of the Deed of Trust, the conveyance will be by Substitute Trustee's Deed, subject to the Other Exceptions to Conveyance and Warranty described in the Deed of Trust.

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 COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT BY OR ON BEHALF OF A CREDITOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Substitute Trustee:

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Telephone: (512) 637-1581
Email: joel@lpfirm.com / copy to lee@lpfirm.com



Joel S. Pace, Substitute Trustee