

at 1:00 ^{FILED} o'clock PM

JUN 16 2026

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:
APN#: R-522679 SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF

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

Date: July 7, 2026

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: WILLIAMSON County, at the northeast basement door in the new addition to the Williamson County Justice Center, Georgetown, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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 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. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 property.

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.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by John Bright ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated June 10, 2022 and executed by Debtor in the Original Principal Amount of \$1,440,000.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the Tiki Series VI Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated June 10, 2022, designating Peirson Patterson, LLP as the Original Trustee and is recorded in the office of the County Clerk of WILLIAMSON County, Texas, under Instrument No. 2022072330, of the Real Property Records of WILLIAMSON County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. 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.

DATED 6/16/26



Angela Zavala, Richard Zavala, Michelle Jones, Sharlet Watts, David Garvin, Richard E. Anderson, Ray Vela, Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

EXHIBIT A

BEING 7.541 ACRES OF LAND OUT OF THE JOSEPHUS HORNSBY 1/3 LEAGUE, ABSTRACT No. 285, AND THE DUNCAN ST. CLAIR LEAGUE, ABSTRACT No. 550, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.449 ACRE TRACT, DESCRIBED IN A DEED TO ROY EVANS, et al, RECORDED IN DOCUMENT No. 2015076120, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.541 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, in the north right-of-way line of Highway 138, at the southwest corner of the 12.449 acre Evans Tract, being also the most southerly southeast corner of a called 22.773 acre tract, described in a deed to Juan Moreno, et al, recorded in Document No. 2015090568, Official Public Records of Williamson County, Texas, for the southwest corner hereof.

THENCE leaving Highway 138, along the west boundary line of the 12.449 acre Evans Tract, being also the lower east boundary line of the 22.773 acre Moreno Tract, the following three (3) courses and distances:

1. North 33° 10' 32" West a distance of 240.56 feet (record North 33° 00' 13" West, 240.61 feet) to a 1/2 inch iron rod found, for an exterior corner hereof.
2. North 14° 35' 12" West a distance of 920.34 feet (record North 12° 26' 04" West, 920.37 feet) to a 1/2 inch iron rod found, for an exterior corner hereof.
3. North 02° 04' 02" East a distance of 172.33 feet (record North 04° 11' 15" East, 168.89 feet) to a 1/2 inch iron rod found at the northwest corner of the 12.449 acre Evans Tract, being also an interior corner of the 22.773 acre Moreno Tract, for the northwest corner hereof.

THENCE North 77° 15' 25" East, along the north boundary line of the 12.449 acre Evans Tract, being also the upper southerly boundary line of the 22.773 Moreno Tract, a distance of 287.94 feet (record North 79° 30' 22" East, 288.17 feet) to a 1/2 inch iron rod found, in the west boundary line of a called 92 acre tract, FIRST TRACT minus SECOND TRACT, described in a deed to Sue Whitley Whittenberg, recorded in Volume 1870, Page 406, Deed Records of Williamson County Texas, at the northeast corner of the 12.449 acre Evans Tract, being also the most easterly southeast corner of the 22.773 Moreno Tract, for the northeast corner hereof.

THENCE South 20° 54' 50" East, along the east boundary line of the 12.449 acre Evans Tract, being also the west boundary line of the 92 acre Whittenberg Tract, a distance of 715.86 feet to a 1/2 inch iron rod set, with a plastic cap marked "TxRPLS 5579", for the most easterly southeast corner hereof, from which the southeast corner of the 12.449 acre Evans Tract bears South 20° 54' 50" East a distance of 691.35 feet (record South 18° 45' 00" East, 1407.21 feet, overall)

THENCE leaving the east boundary line and crossing through said 12.449 acre Evans Tract, the following four (4) courses and distances.

1. South 75° 24' 48" West a distance of 270.96 feet to a 1/2 inch iron rod set, with a plastic cap marked "TxRPLS 5579", for an interior corner hereof.
2. South 05° 21' 05" East a distance of 357.70 feet to a 1/2 inch iron rod set, with a plastic cap marked "TxRPLS 5579", for an interior corner hereof.
3. South 47° 16' 49" East a distance of 125.79 feet to a 1/2 inch iron rod set, with a plastic cap marked "TxRPLS 5579", for an interior corner hereof.
4. South 12° 53' 43" East a distance of 149.19 feet to a 1/2 inch iron rod set, with a plastic cap marked "TxRPLS 5579", in the south boundary line of the 12.449 acre Evans Tract, being also the north right-of-way line of Highway 138, for the most southerly southeast corner hereof, from which a 1/2 inch iron rod found at the southeast corner of the 12.449 acre Evans Tract bears North 88° 15' 02" East a distance of 355.91 feet (record North 89° 36' 02"

EXHIBIT A
(Continued)

East, 426.21 feet, overall);

THENCE South 88° 15' 02" West (record South 89° 35' 02" west) along the south boundary line of said 12.449 acre Evans Tract, being also the north right-of-way line of Highway 138, a distance of 70.31 feet, to the POINT OF BEGINNING, containing 7.541 acres of land;

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B herant.