

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

Date: April 28, 2026

Borrower: **Verona Finance LLC**

Borrower's Address: c/o Salomon Martinez, Jr.
2213 Poquito Street #313
Austin, Texas 78722

Holder: Pacific Chapin LLC¹

Holder's Address: c/o Albert del Castillo, Jr., Esq.
315 S Biscayne Blvd, Suite 400
Miami, Florida 33131

Substitute Trustee: James L. Hollerbach, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Taylor Grantham, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Assignment of Leases and Rents, and Security Agreement

Date: March 18, 2024

Grantor: Verona Finance LLC

FILED
at 12:10 o'clock
APR 30 2026
Nancy E. Ruster
County Clerk, Williamson Co., TX

¹ As administrative agent for Verona Lending US LLC, Tropa International Business LLC, Doyle Overseas Group S.A., and Tauro Investments, LLC (collectively, the "Lender") under the Loan Agreement (as any time amended, restated, replaced, supplemented, or otherwise modified).

Lender: Pacific Chapin LLC²

Trustee: J. Richard White

Secures: That certain Deed of Trust Note A dated as of March 18, 2024, in the original principal amount of \$6,600,000.00 (the “**Note A**”); that certain Deed of Trust Note B dated as of March 18, 2024, in the original principal amount of \$3,500,000.00 (the “**Note B**”); that certain Deed of Trust Note C dated as of March 18, 2024, in the original principal amount of \$100,000.00 (the “**Note C**”); that certain Deed of Trust Note D dated as of March 18, 2024, in the original principal amount of \$100,000.00 (the “**Note D**”); and that certain Deed of Trust Note E dated as of March 18, 2024, in the original principal amount of \$300,000.00 (the “**Note E** and together with Note A, Note B, Note C, and Note D as any time amended, restated, replaced, supplemented, or otherwise modified, collectively, the “**Notes**”), executed by Grantor (and others), payable to Lender, in the original stated total principal amount of Ten Million Six Hundred Thousand and 00/100 Dollars (\$10,600,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Williamson County, Texas (the “**Records**”) as Document No. 2024020598.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee’s Sale, it being the intent that the “**Property**”, for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: ~~Tuesday, June 2, 2026~~

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which

² See Note, supra-1

the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed James L. Hollerbach, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Taylor Grantham, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all 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.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

[signature on following page]

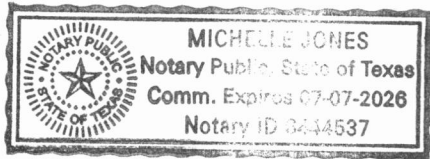
Angela Zavala
Angela Zavala, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

Subscribed and sworn to before me on this 30 day of April 2026.

Michelle Jones
Notary Public, State of Texas

[SEAL]



My Commission expires:
7-7-26

After recording return to:

Adam Rayford
POL SINELLI PC
Old Parkland – Resolute Tower
4020 Maple Avenue, Suite 300
Dallas, Texas 75219

EXHIBIT A

Tract 1:

BEING 71.64 ACRES OF LAND OUT OF THE HENRY MILLARD SURVEY ABSTRACT No. 452 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (71 ½ ACRE) TRACT OF LAND DESCRIBED AS "TRACT ONE" IN THAT CERTAIN SECOND CORRECTION INSTRUMENT AS RECORDED IN DOCUMENT No. 2022131571 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN (71 ½ ACRE) TRACT OF LAND DESCRIBED AS "TRACT ONE" IN THAT CERTAIN DEED TO ANDREW H. OLSON AND DOROTHEA JACOB AS RECORDED IN VOLUME 595 PAGE 131 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod (marked "RJ Surveying") in the South line of the Henry Millard Survey Abstract No. 452 and in the North line of the William Dunn Survey Abstract No. 196 for the Southwest corner of that certain (71 ½ acre) tract of land as conveyed to Gwendolyn Olson Ayres and Paula Olson Godinich by Special Warranty Deed recorded in Document No. 2018039073 of the Official Public Records of Williamson County, Texas, and for the Southeast corner of Lot 93, Block E, Siena Section 31, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 201903228 of the Official Public Records of Williamson County, Texas, and being the Southwest corner and PLACE OF BEGINNING of the herein described tract of land, and from which a ½" iron rod found for the Northwest corner of that certain (10.0062 acre) tract of land as conveyed to Russell D. Lewis and Lisa Lewis by deed recorded in Volume 2518 Page 130 of the Official Public Records of Williamson County, Texas, bears S 67 deg. 53' 33" W 72.69 ft., and also from which a ½" iron rod found at a very old fence corner post for the Northeast corner of that certain (99.27 acre) tract of land as conveyed to R.W. McMinn and wife, Earlette McMinn by deed recorded in Volume 668 Page 714 of the Deed Records of Williamson County, Texas, and for the Northeast corner of said Lewis (10.0062 acre) tract, bears N 68 deg. 37' 55" E 312.27 ft.;

THENCE with the West line of said Ayres and Godinich (71 ½ acre) tract and with the East lines of Siena Section 31 and Siena Section 14, respectively, according to the maps or plats of record in Document No. 2019103228 and Document No. 2020023552 of the Official Public Records of Williamson County, Texas, N 21 deg. 37' 43" W, passing multiple capped iron rods found (marked "RJ Surveying") for various lots in said subdivisions, and at 2512.62 ft. passing a capped iron rod found (marked "RJ Surveying") for the Northeast corner of Lot 63, in Block UU of said Siena Section 14, and continuing with the same bearing for a total distance of 2518.14 ft. to a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc" in the approximate center of an eighteen feet (18') wide Lane, (as mentioned in Volume 587 Page 949 of the Deed Records of Williamson County, Texas), for the Northwest corner of said Ayres and Godinich (71 ½ acre) tract and being the Northwest corner of this tract of land, and from which a ½" iron rod found in the North line of said Lane and for an angle corner in the South line of that certain (196.96 acre) tract of land as conveyed to Truett F. Pritchard and wife, Louise H. Pritchard by deed recorded in Volume 894 Page 855 of the Deed Records of Williamson County, Texas, bears N 61 deg. 17' 38" W 15.89 ft. (direct tie);

THENCE with the center of said Lane and with the North line of said Ayres and Godinich (71 ½ acre) tract, N 68 deg. 30' 56" E 1238.73 ft. to a capped iron rod found (marked "Forest") for the Northeast corner of said Ayres and Godinich (71 ½ acre) tract and for the Northwest corner of that certain (100 acre) tract of land as conveyed to Marshall Ford and wife, Ruby Ford by deed recorded in Volume 459 Page 157 of the Deed Records of Williamson County, Texas, and for the Southwest corner of that certain (75 acre) tract of land as conveyed to Tom Noren and wife, Norma Noren by deed recorded in Volume 781 Page 247 of the Deed Records of

Williamson County, Texas, and being the Northeast corner of this tract of land, and from which a 1/2" iron rod found at a fence corner post in the West line of said Noren (75 acre) tract for the Northeast corner of said Pritchard (196.96 acre) tract bears N 21 deg. 29' 37" W 1340.98 ft., and also from which a point near a fence corner post and a double 15" Hackberry tree for the Southeast corner of said Pritchard (196.96 acre) tract bears N 21 deg. 29' 37" W 9.2 ft.;

THENCE leaving the center of said Lane with the common line of said Ayres and Godinich (71 1/2 acre) tract and said Ford (100 acre) tract, S 21 deg. 38' 41" E 2518.89 ft. to a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." in the South line of the Henry Millard Survey Abstract No. 452 and in the North line of the William Dunn Survey Abstract No. 196 for the Southeast corner of said Ayres and Godinich (71 1/2 acre) tract and for the Southwest corner of said Ford (100 acre) tract and being the Southeast corner of this tract of land, and from which a 1/2" iron rod found at a fence corner post in the West line of Williams County Road No. 118 and in the South line of said Ford (100 acre) tract and for an angle corner in the North line of that certain (169.307 acre) tract of land as conveyed to Richard K. Ma and John F. Matthews by deed recorded in Volume 760 Page 676 of the Deed Records of Williamson County, Texas, bears N 68 deg. 33' 00" E 1686.03 ft., and also from which a point for the Southeast corner of the Henry Millard Survey Abstract No. 452 and for the Southeast corner of said Ford (100 acre) tract bears N 68 deg. 33' 00" E 1732.82 ft.;

THENCE with the South line of the Henry Millard Survey Abstract No. 452 and the North line of the William Dunn Survey Abstract No. 196 and with the South line of said Ayres and Godinich (71 1/2 acre) tract, S 68 deg. 33' 00" W at 233.71 ft. passing a 1/2" iron rod found in the North line of that certain (5.00 acre) tract of land as conveyed to James T. Repass and wife, Geraldine A. Repass by deed recorded in Volume 2176 Page 749 of the Official Public Records of Williamson County, Texas, being 0.81 ft. North of this line, and at 399.35 ft. passing a 1/2" iron rod found at the Northwest corner of said Repass (5.00 acre) tract, being 0.83 ft. North of this line, and continuing with the same bearing for a total distance of 1239.45 ft. to the PLACE OF BEGINNING, containing 71.64 acres of land.

Tract 2:

FIELD NOTE DESCRIPTION OF 0.237 ACRE OF LAND OUT OF THE HENRY MILLARD SURVEY ABSTRACT No. 452 IN WILLIAMSON COUNTY, TEXAS, AND BEING A STRIP OF LAND LYING BETWEEN THE NORTH LINE OF THAT CERTAIN (71.64 ACRE) TRACT OF LAND AS CONVEYED TO VERONA FINANCE, LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2022138304 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTH LINE OF SALERNO, PHASE 7, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT No. 2023025173 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found (marked "RJ Surveying") in the West line of that certain (71.64 acre) tract of land as conveyed to Verona Finance, LLC by General Warranty Deed recorded in Document No. 2022138304 of the Official Public Records of Williamson County, Texas, for the Northeast corner of Lot 63, Block UU, Sienna Section 14, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 2020023552 of the Official Public Records of Williamson County, Texas, and being the PLACE OF BEGINNING of the herein described tract of land, and from which a capped iron rod found (marked "RJ Surveying") in the South line of the Henry Millard Survey Abstract No. 452 and in the North line of the William Dunn Survey Abstract No. 196 for the Southeast corner of Lot 93, Block E, Siena Section 31, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 201903228 of the Official Public Records of Williamson County, Texas, and for the Southwest corner of said Verona Finance (71.64 acre) tract bears S 21 deg. 37' 43" E. 2512.62 ft.;

THENCE leaving the West line of said Verona Finance (71.64 acre) tract with the North line of said Lot 63, Block UU, Sienna Section 14, S 67 deg. 15' 17" W. 23.53 ft. to a 1/2" iron rod found for an angle corner in the South line of Lot 1, Block AY, Salerno, Phase 7, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2023025173 of the Official Public Records of Williamson County, Texas, and being the Southwest corner of this tract of land;

THENCE with the South line of Salerno, Phase 7, the following two (2) courses;

- 1) N 13 deg. 23' 22" E. 17.10 ft. to a 1/2" iron rod found;
- 2) N 68 deg. 30' 08" E. 1252.61 ft. to a double 15" stem Hackberry tree for the Southeast corner of Lot 24, Block AT, of said Salerno, Phase 7, for the Northeast corner of this tract of land, and from which a 1/2" iron rod found for the Northeast corner of that certain (196.96 acre) tract of land as conveyed to Truet F. Pritchard and wife, Louise H. Pritchard by deed recorded in Volume 894 Page 855 of the Deed Reports of Williamson County, Texas, bears N 21 deg. 30' 00" W. 1332.71 ft.;

THENCE with the East line of this tract of land, S 20 deg. 29' 41" E. 8.28 ft. to a capped iron rod found (marked "Forest") for the Northeast corner of said Verona Finance (71.64 acre) tract and being the Southeast corner of this tract of land, and from which a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." for the Southeast corner of said Verona Finance (71.64 acre) tract bears S 21 deg. 38' 41" E. 2518.89 ft.;

THENCE with the North line of said Verona Finance (71.64 acre) tract, S 68 deg. 30' 56" W. 1238.73 ft. to a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." for the Northwest corner of said Verona Finance (71.64 acre) tract and being an angle corner of this tract of land;

THENCE with the West line of said Verona Finance (71.64 acre) tract, S 21 deg. 37' 43" E. 5.52 ft. to the PLACE OF BEGINNING, containing 0.237 acre of land.