

at 12:10 FILED o'clock PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

APR 30 2026

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

Williamson County

Deed of Trust Dated: November 24, 2021
Original Principal Amount of Note: \$3,340,000.00
Grantor: Georgetown Hospitality LLC
Original and Current Mortgagee: Commonwealth Business Bank
Mortgagee Address: 3435 Wilshire Boulevard, Suite 700, Los Angeles, CA 90010

Recording Information: Instrument No. 2021183442, in the Official Public Records of Williamson County, Texas.

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference
(commonly known as **333 North Interstate 35, Georgetown, Texas 78628**)

Date of Sale: June 2, 2026 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

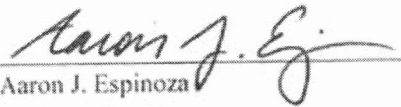
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the Williamson County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Angela Zavala, Michelle Jones, Richard Zavala, Jr, and/or Taylor Grantham have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT(S) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Aaron J. Espinoza

Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., 28th Floor
Houston, Texas 77002
Reference: 2026-001300


c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

BEING 2.238 acres of land, more or less, situated in the Nicholas Porter Survey, Abstract No. 497, in Williamson County, Texas, said land being that certain tract of land, called 2.238 acres as conveyed to Georgetown Hotel, Ltd., by deed as recorded in Volume 1954, Page 255, of the Official Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of Interstate Highway No. 35, marking the Southeast corner of the above-referenced Georgetown Hotel Ltd tract, for the Southeast corner hereof, from which a 3/4 inch iron rod found bears South 71 degrees, 59 minutes 24 seconds East, 0.38 feet;

THENCE, along the South line of the said Georgetown Hotel, Ltd. tract North 60 degrees 50 minutes 00 seconds West, 147.89 feet to a point, from which a 1/2 inch iron rod found bears South 83 degrees 44 minutes 13 seconds East, 0.61 feet, and North 59 degrees 54 minutes 00 seconds West, 340.84 feet to a 3/8 inch iron rod found marking the Southwest corner of the said Georgetown Hotel Ltd., tract, for the Southwest corner hereof;

THENCE, North 33 degrees 43 minutes 00 seconds West, 169.97 feet to a point marking the Northwest corner of the said Georgetown Hotel Ltd tract, for the Northwest corner hereof, from which a 1/2 inch iron rod found bears North 67 degrees 32 minutes 31 seconds West, 0.39 feet;

THENCE, South 75 degrees 04 minutes 00 seconds East, 660.83 feet to a 1/2 inch iron rod found on the said West line of Interstate Highway No. 35, for the Northeast corner of the said Georgetown Hotel Ltd. tract for the Northeast corner hereof;

THENCE, along the said West line of Interstate Highway No. 35, South 29 degrees 18 minutes 00 seconds West, 245.58 feet to the place of beginning and containing 2.238 acres of land.