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at 8:35 FILED o'clock PM

MAY 06 2026

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

Notice of Foreclosure Sale

Deed of Trust, Security Agreement - Financing Statement ("Deed of Trust"):

Dated: August 21, 2024

Grantor: KBK Property Developers, Ltd.

Lender: Jung Hwang

Recorded in: Document No. 2024066866 in the Official Public Records of Williamson County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$2,100,000.00, executed by KBK Property Developers, Ltd. ("Borrower") as guaranteed by Bharath Kumar Kakkireni and payable to the order of Lender

Legal Description: Being 26.46 acres of land, more or less, in the THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, situated in Williamson County, Texas, being that same tract conveyed in Document No. 2004068763, of the Official Public Records of Williamson County, Texas, and as more particularly described by metes and bounds in Exhibit "A" attached hereto.

Substitute Trustee: J. Lee Jarrard, Jr., or alternatively R. Mark Dietz; or alternatively Douglas G. Cornwell
106 Fannin Avenue E
Round Rock, Texas 78664

Foreclosure Sale:

Date: June 2, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: At the Northeast Basement Door of the of the New Addition of the Williamson County Justice Center, 405 Martin Luther King, Georgetown, Texas 78626; or AS DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Property Address: 375 King Rea, Georgetown, Texas 78633

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that original lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, as the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Trustee will sell the property in accordance with the Terms of the Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be posted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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 by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

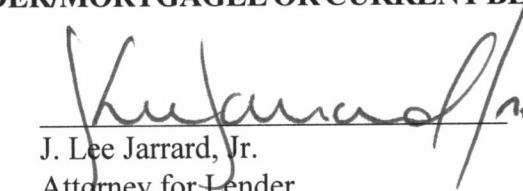
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

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 INSTRUMENT APPOINTS THE TRUSTEE 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 LENDER/MORTGAGEE OR CURRENT BENEFICIARY.



J. Lee Jarrard, Jr.
Attorney for Lender

ACKNOWLEDGMENT

STATE OF TEXAS

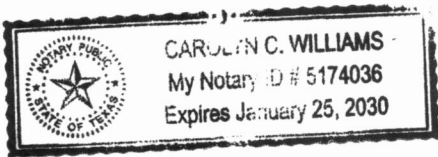
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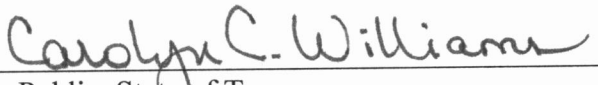
COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 6th day of May, by J. Lee Jarrard, Jr.





Notary Public, State of Texas

EXHIBIT "A"

26.465 ACRES
T.W. MEDCALF SURVEY, A-412
WILLIAMSON COUNTY, TX

FILE NO. 2024.071
PROJECT: 617.186001
DATE: 05/22/2024

DESCRIPTION

26.465 ACRES SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 26.46 ACRE TRACT CONVEYED TO JUNG HWANG BY DEED OF RECORD IN DOCUMENT NO. 2004068763, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 26.465 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 King Rea Spur (50' Private R.O.W.), being the southwest corner of that certain 5.03 acre tract conveyed to Rock-N-P, by Deed of record in Document No. 1998075667, of the Official Records of Williamson County, Texas, for the most easterly corner of said 26.46 acre tract and hereof;

THENCE, along said north right-of-way line, being the south line of said 26.46 acre tract, the following four (4) courses and distances:

1. S60°44'51"W, a distance of 127.73 feet to a 1/2-inch iron rod found, for an angle point;
2. S00°51'02"E, a distance of 825.00 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set, for an angle point;
3. S15°03'09"E, a distance of 92.36 feet to a calculated point, for the southeasterly corner hereof, from which a found nail bears N54°41'22"W, a distance of 4.78 feet;
4. S69°35'51"W, a distance of 845.23 feet to a 1/2-inch iron rod found at the southwest corner of said 26.46 acre tract, being the southeast corner of that certain 1.34 acre tract (called "Tract 1") conveyed to Defargo Sports Surfaces, Inc., by Deed of record in Document No. 2005010581, of said Official Public Records, for the southwesterly corner hereof;

THENCE, N21°02'55"W, leaving said north right-of-way line, in part along the east line of said 1.34 acre tract and in part along that certain 3.61 acre tract (called "Tract 3") conveyed to Defargo Sports Surfaces, Inc., by Deed of record in Document No. 2005010581, of said Official Public Records, being the west line of said 26.46 acre tract, a distance of 924.04 feet to a 1/2-inch iron rod with "Coalter 1481" cap found at the northeast corner of said 3.61 acre tract, for an angle point;

THENCE, S68°26'56"W, along the north line of said 3.61 acre tract, being the west line of said 26.46 acre tract, a distance of 97.00 feet to a 1/2-inch iron rod with "Coalter 1481" cap found at the northwest corner of said 3.61 acre tract, being in the east right-of-way line of County Road 255 (R.O.W. varies), for an angle point;

THENCE, N04°09'33"W, along said east right-of-way line, being the west line of said 26.46 acre tract, a distance of 52.38 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the northwest corner of said 26.46 acre tract, being the southwest corner of that certain 15 acre tract conveyed to Melba Swingler Loveless, by Deed of record in Volume 2558, Page 528, of said Official Records, for the northwesterly corner hereof;

THENCE, N68°27'44"E, leaving said east right-of-way line, along the south line of said 15 acre tract, in part along the south line of that certain 12.00 acre tract (called "Tract III") conveyed to Ronald E. Swingler and Debra M. Swingler, by Deed of record in Document No. 2022095483, of said Official Public Records, being the north line of said 26.46 acre tract, a distance of 920.89 feet to a 1/2-inch iron rod found at the southeast corner of said 15 acre tract, being the southeast corner of said 12.00 acre tract, for an angle point;

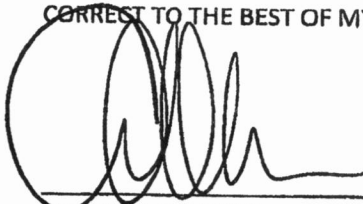
THENCE, N04°02'15"W, along the east line of said 15 acre tract, being the east line of said 12.00 acre tract, also being the north line of said 26.46 acre tract, a distance of 496.91 feet to a calculated point at an angle point in the north line of said 26.46 acre tract, being the southwest corner of that certain 4.392 acre tract conveyed to Rock-N-P, Inc. by Deed of record in Document No. 1998075667, of said Official Public Records, for an angle point, from which a found 3/8-inch iron rod bears N69°24'33"E, a distance of 1.16 feet;

THENCE, N68°28'25"E, along the south line of said 4.392 acre tract, being the north line of said 26.46 acre tract, a distance of 212.82 feet to a 1/2-inch iron rod found at the northeast corner of said 26.46 acre tract, being the northwest corner of said 5.03 acre tract, for the northeasterly corner hereof;

THENCE, S27°46'40"E, along the west line of said 5.03 acre tract, being the east line of said 26.46 acre tract, a distance of 587.34 feet to the **POINT OF BEGINNING**, and containing 26.465 acres (1,152,825 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2024, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER
TEXAS RPLS 5901
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

