

MAY 12 2026

**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.**

**SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE**

WHEREAS, by Deed of Trust (With Security Agreement and Assignment of Rents) dated October 2, 2025, and recorded under Document No. 2025078566 of the Official Public Records of Williamson County, Texas (the "Deed of Trust"), CALIBER HS GEORGETOWN HOLDCO, LLC ("Debtor") conveyed certain property situated in Williamson County, Texas, to Barry D. Johnson, Trustee, for the benefit of EQUITY SECURED INVESTMENTS, INC. ("Mortgagee"), to secure the indebtedness evidenced by that certain Promissory Note dated October 2, 2025, in the original principal amount of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,200,000.00) (the "Note"), which Note was executed by Debtor to Mortgagee, and to secure any and all other indebtedness described in the Deed of Trust;

WHEREAS, the Deed of Trust encumbers certain real property located in Williamson County, Texas, described as follows:

A 2.44 acre tract of land, located in the Antonio Flores Survey, Abstract No. 235, patented in conflict with the O. Perry Survey, Abstract No. 10, Williamson County, Texas, situated in the City of Georgetown and being a portion of Lot 1A, Block A, a Replat of Inner Loop Addition of record in Document No. 2023022787, of the Official Public Records of Williamson County, Texas. Said 2.44 acre tract being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof;

together with all buildings, structures, and other improvements located thereon; all equipment, appliances, accessories, fixtures, and articles of personal property attached thereto or used in connection therewith; all other property described in the Deed of Trust; and the rights, privileges and appurtenances thereto belonging (collectively, the "Property");

WHEREAS, in accordance with Texas Property Code, section 51.0076, the undersigned, as attorney for Mortgagee, does hereby remove the original Trustee and all previous successor trustees and appoints in their stead Will Thornhill, Melissa Spinn Koelsch, and Hanna Lee whose address is c/o West, Webb, Allbritton, & Gentry, P.C., 1515 Emerald Plaza, College Station, Texas 77845, Tel: 979-694-7000, as Substitute Trustee(s), who shall hereafter exercise, singularly or jointly, all powers and duties set aside to the original trustee under the said Deed of Trust; and

WHEREAS, default has occurred under the terms and provisions of the Deed of Trust, and the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due, and Mortgagee, the owner and holder of said indebtedness and the Note, has requested the undersigned, as Substitute Trustee(s), to enforce the power of sale in the Deed of Trust by selling the Property.

**NOW, THEREFORE,** Will Thornhill, Melissa Spinn Koelsch, and Hanna Lee, the undersigned, hereby gives notice that the Substitute Trustee(s) herein described, will accordingly sell the Property at public auction to the highest bidder for cash (or as a credit against the

outstanding indebtedness due to the Mortgagee if purchased by the Mortgagee) on the steps outside the northeast lower level door of the Williamson County Justice Center, 405 Martin Luther King Street, Georgetown, Texas 78626, or in the area designated by the commissioner's court of said county for foreclosure sales of real property as evidenced by a written instrument filed in the real property records of said county (or if no such area is so designated, then in the area where such sales are customarily held), beginning no earlier than 10:00 A.M., and in no event beginning later than three (3) hours thereafter, on June 2, 2026, after due posting and filing of this notice and after written notice of such sale having been given by certified mail to the Debtor and any other debtor who, according to the records of the Mortgagee, is obligated to pay the indebtedness described above.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted. 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly encouraged 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 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 nature and physical condition of the Property.

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

The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Debtor. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

PROVIDED, HOWEVER, the Property is being sold subject to all matters that are prior or superior to the Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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 MORTGAGEE OR MORTGAGE SERVICER.**

DATED this 12th day of May, 2026.

/s/ Will Thornhill

Will Thornhill, Substitute Trustee

/s/ Will Thornhill

Will Thornhill, Attorney

WEST, WEBB, ALLBRITTON & GENTRY P.C.

1515 Emerald Plaza

College Station, Texas 77845

Attorneys for Equity Secured Investments, Inc.

**EXHIBIT "A"**

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A 2.44 acre tract of land, located in the Antonio Flores Survey, Abstract No. 235, patented in conflict with the O. Perry Survey, Abstract No. 10, Williamson County, Texas, situated in the City of Georgetown and being a portion of Lot 1A, Block A, a Replat of Inner Loop Addition of record in Document No. 2023022787, of the Official Public Records of Williamson County, Texas. Said 2.44 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the southwest right-of-way line of Inner Loop Drive, a 120' wide right-of-way, the northeast line of said Lot 1A and for the north corner of the tract described herein, from which a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey", for the north corner of said Lot 1A and the east corner of Lot 1B, Block A, of said Replat of Inner Loop Addition chord bears, S 58° 15' 27" E, a distance of 192.43 feet;

**THENCE:** With the southwest right-of-way line of said Inner Loop Drive, the northeast line of said Lot 1A and a curve to the left having a radius of 7706.94 feet, an arc length of 238.07 feet, a delta angle of 01° 46' 12" and a chord bears, S 59° 51' 28" E, a distance of 238.06 feet to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the north corner of Lot 1, Block A of the Inner Loop Addition Plat of record in Document No. 2021078632, of the Official Public Records of Williamson County, Texas, the east corner of said Lot 1A and the tract described herein;

**THENCE:** With the common line between said Lot 1 and Lot 1A, the following two (2) courses:

1. S 29° 17' 20" W, a distance of 242.28 feet to a found iron rod with a plastic cap stamped "Steger Bizzel" for a point of tangency, and
2. With a tangent curve to the to the right having a radius of 1200.00 feet, an arc length of 194.18 feet, a delta angle of 9° 16' 17" and a chord that bears, S 33° 55' 23" W, a distance of 193.97 feet to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the south corner of tract described herein, from which a found 3/8" iron rod with an orange plastic cap, in the east line of a called 24.73 acre tract of land as described in Document No. 2020148513 of the Official Public Records of Williamson County, Texas, for a westerly corner of said Lot 1 and the south corner of said Lot 1A chord bears, S 44° 29' 42" W, a distance of 248.21 feet;

**THENCE:** Departing the common line of said Lot 1 and Lot 1A and into said Lot 1A, the following two (2) courses:

1. N 58° 10' 38" W, a distance of 242.89 feet to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the west corner, and
2. N 32° 00' 00" E, a distance of 428.90 feet to the POINT OF BEGINNING and containing 2.44 acres of land situated in Williamson County, Texas.