

JAN 23 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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.

DATE: January 23, 2026

DEED OF TRUST:

DATE: August 5, 2021
GRANTOR: B&K Property Investments, LLC
GRANTOR'S ADDRESS: 195 Freedom Drive
Georgetown, Texas 78626-1708 (Williamson County)
BENEFICIARY: SouthStar Bank, S.S.B.
ORIGINAL TRUSTEE: David Kapavik
RECORDING INFORMATION: Instrument Number 2021118729 of the Official Public Records of Williamson County, Texas

PROPERTY: BEING 8.15 acres of land, more or less, lying and being situated in the W. J. Bybee Survey, Abstract No. 91, Williamson County, Texas; and being the same property described as "Tract One" and "Tract Two" in a Warranty Deed with Vendor's Lien dated August 5, 2021 from Frederick Knorre, IV and Sheryle Knorre to B&K Property Investments, LLC recorded as Instrument Number 2021118728 of the Official Public Records of Williamson County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: August 5, 2021
ORIGINAL AMOUNT: Eight Hundred Forty Thousand Dollars and 00/100 (\$840,000.00)
BORROWER: B&K Property Investments, LLC
HOLDER: SouthStar Bank, S.S.B.

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: January 16, 2026 (Effective Date)
SUBSTITUTE TRUSTEE: Bryan F. Russ III, James H. McCullough or Amanda E. Lockhart
RECORDING INFORMATION: Instrument Number 2026003953 of the Official Public Records of Williamson County, Texas

DATE OF SALE OF PROPERTY: Tuesday, March 3, 2026

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: The sale will take place outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas 78626, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by 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) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III
Palmos, Russ, McCullough & Russ, L.L.P.
307 North Center Street / P.O. Box 1288
Franklin, Texas 77856
(979) 828-3663
Email: treyruss@palmosruss.com



Bryan F. Russ III, Substitute Trustee