

FEB 04 2026

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
Daney E. Roster
County Clerk, Williamson Co., TX
(Owner-Financed Real Property – Texas)

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS NOTICE IS GIVEN pursuant to Texas Property Code §§ 5.065 and 51.002, and pursuant to the Deed of Trust securing the Promissory Note described below.

1. Parties

Creditor / Seller / Lender:
Verma Leander LLC
P.O. Box 126
Austin, Texas 78767

Borrower(s):
Alberto Castro Torres
Luis Julian Yanez

Trustee:
Kelly Garrett Kuchera, Attorney
202 E. Airline
Victoria, Texas 77901

2. Property

The real property is located in Williamson County, Texas, and is legally described as:

HAWKES LANDING PH 1, Block J, Lot 15, Williamson County, Texas

Commonly known as:
2101 Southcreek Drive, Leander, Texas 78641

3. Deed of Trust

This Notice concerns the Deed of Trust and Promissory Note executed by Borrower(s) in favor of Creditor and recorded in the Official Public Records of Williamson County, Texas.

4. Default and Acceleration

Borrower(s) are in default under the Promissory Note and Deed of Trust for failure to make required payments and failure to pay property taxes.

Borrower(s) were provided a **20-day Notice of Default and Right to Cure on January 9, 2026**, as required by Texas Property Code §5.065.

Borrower(s) failed to cure the default within the required period.

Accordingly, the entire unpaid balance of the Promissory Note is hereby **ACCELERATED** and is immediately due and payable.

5. Notice of Trustee's Sale

Notice is hereby given that the Trustee will sell the Property at public auction to the highest bidder for cash on:

Tuesday, March 3, 2026

Between 10:00 a.m. and 4:00 p.m.

At the area designated by the Williamson County Commissioners Court for foreclosure sales, located at:

Williamson County Courthouse

405 Martin Luther King Street

Georgetown, Texas 78626

The sale will occur at the designated foreclosure area of the courthouse.

6. Terms of Sale

The Property will be sold **AS IS, WHERE IS, WITH ALL FAULTS**, without warranty of any kind, express or implied.

Creditor may bid at the sale and may credit bid all or part of the indebtedness secured by the Deed of Trust.

7. Occupancy

Any occupant of the Property after foreclosure shall be deemed a **tenant at sufferance** and subject to eviction.

8. Rights of Borrower

Borrower(s) had the right to reinstate the loan by paying all amounts due during the statutory cure period. That period has expired.

SIGNED this 30th day of January, 2026


Verma Leander LLC
Creditor