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FILED
at 10:00 o'clock A.M.

FEB 06 2026

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 30, 2026

Deed of Trust

Date: November 19, 2021

Grantor: BB2 LIBERTY HILL PARK, LLC, a Texas limited liability company

Beneficiary: SECURITY STATE BANK & TRUST

Substitute Trustee: PATRICK M. DOOLEY, MARK HANKINS, RUSSEL GRIBBLE or JOE DAVID SHERROD

Substitute Trustee's Address: c/o Patrick M. Dooley, Attorney at Law, 414 West Main Street, Fredericksburg, Texas 78624

Recording Information: Deed of Trust, Document No. 2021178682 of the Official Public Records of Williamson County, Texas

Note

Date: November 19, 2021

Amount: THREE MILLION SEVEN HUNDRED SIXTY-FIVE THOUSAND AND NO/100 (\$3,765,000.00) DOLLARS

Debtor: BB2 LIBERTY HILL PARK, LLC, a Texas limited liability company

Holder: SECURITY STATE BANK & TRUST

Holder of Note and Beneficiary: SECURITY STATE BANK & TRUST

Property: BEING all of that certain tract of land containing 19.94 acres of land, more or less, out of the JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, situated in Williamson County, Texas, being the same tract of land conveyed to BDR Highway 29, LLC, in Warranty Deed recorded in Document No. 2019126125, Official Public Records, Williamson County, Texas. Said 19.94 acres of land being more particularly described by metes and bounds description shown in Exhibit "A" attached hereto and made a part hereof.

Date of Sale of Property (first Tuesday of month): March 3, 2026

Earliest Time of Sale of Property (between 10:00 a.m. and 4:00 p.m.): 10:00 A.M.

Place of Sale of Property (including county): At the area designated by the Williamson County Commissioner's Court in accordance with Section 51.002 of the Texas Property Code, being the Northeast lower-level door of Justice Center, Georgetown, Williamson County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

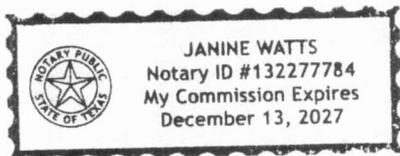
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

SECURITY STATE BANK & TRUST

By: Mark Hankins
MARK HANKINS, Substitute Trustee

THE STATE OF TEXAS, }
COUNTY OF Comal }

The above instrument was acknowledged before me on the 30th day of January, 2026, by MARK HANKINS, Substitute Trustee, in his capacity therein expressed.



Janine Watts
Notary Public, State of Texas

EXHIBIT "A"

FIELD NOTES

JOB NO. 191421-00

DATE: DEC 19, 2019

PAGE 1 OF 3

Field notes to accompany exhibit.

19.94 ACRES

Being 19.94 acres of land situated in Williamson County, Texas, out of the John B. Robinson Survey, Abstract No. 521, being those tracts described as 10.9793 acres and 8.9745 acres, granted to Highway 29-20 Acres, LP and recorded as Document No.'s 2006047581 and 2006047582 of the Official Public Records of Williamson County, Texas, as surveyed on the ground on this, the 17th day of December, 2019, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod with no cap found in the north right of way line State Highway No. 29, being the southeast corner of Lot 1, Block A of the Hwy. 29 Business Plaza, as recorded in Cabinet CC, Side 179 of the Plat Records of Williamson County, Texas, being the southwest corner of said 10.9793 acre tract and this tract, from which a 1/2" iron rod with plastic cap stamped "Maples RPLS 5043" found for the southwest corner of said Lot 1 bears: N 65°08'26" W 126.79 feet,

THENCE: N 24°08'28" E with the west line of said 10.9793 acre tract, at 161.00 feet pass a 1/2" iron rod with no cap found in the east line of said Lot 1, continue an additional 675.58 feet passing a 1/2" iron rod with no cap found for the northeast corner of that tract granted to Vinton L. Stanfield, Jr. and Muriel Michele Stanfield and recorded as Document No. 2000023155 of said official public records, for the south east corner of that tract granted to Andrew R. McAllister and Heather B. McAllister and recorded as Document No. 2013051829 of said official public records, continue an additional 254.89 feet passing a 1/2" iron rod with no cap found for the southeast corner of that tract granted to Michael R. Daugherty and Dzung N. Daugherty and recorded as Document No. 2017001901 of said official public records, being the northeast corner of said McAllister tract, continuing an additional 255.03 feet passing a 1/2" iron rod with no cap found for the southeast corner of that tract granted to Michele E. Issa and recorded as Document No. 2017030416 of said official public records, being the northeast corner of said Daugherty tract, continuing an additional 396.24 feet, for a total distance of 1742.74 feet to a 1/2" iron rod with no cap found in the west line of that tract granted to Merridell Achievement Center and recorded as Document No. 2011002158 of said official public records, being the northeast corner of that tract granted to David Guerra and Peggy Guerra and recorded as Document No. 2017079645 of said official public records, for the northwest corner of said 10.9793 acre tract and this tract, from which a 1/2" iron rod with no cap found bears: N 16°56'25" W 28.48 feet.

THENCE: S 21°26'55" E 417.28 feet with the southwest line of said Merridell tract and the northeast line of said 10.9793 acre tract to a 1/2" iron rod with no cap found for the northeast corner of said 10.9793 acre tract and the northwest corner of said 8.9745 acre tract, for an angle point in the northeast line of this tract;

THENCE: S 20°58'41" E 420.51 feet with the southwest line of said Merridell tract and the northeast line of said 8.9745 acre tract to a 1/2" iron rod with no cap found in the southwest line of said Merridell tract, for the northwest corner of that tract granted to Bob Payne Enterprises, Inc. and recorded as Document No. 2000025267 of said official public records, being the northeast corner of said 8.9745 acre tract and this tract;

THENCE: S 23°56'49" W 1161.54 feet with the westline of said Bob Payne tract and the east line of said 8.9745 acre tract to a 1/2" iron rod with no cap found in the north right of way line of said Highway No. 29, for the southwest corner of said Bob Payne tract, being the southeast corner of said 8.9745 acre tract and this tract, from which a 1/2" iron rod with no cap found bears: S 65°11'37" E 200.44 feet;

EXHIBIT "A"

FIELD NOTES

JOB NO. 191421-00

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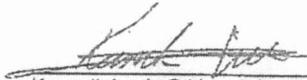
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Field notes to accompany exhibit.

THENCE: N 65°08'54" W 300.04 feet with the south line of said 8.9745 acre tract and the north right of way line of said Highway No. 29 to a 1/2" iron rod with no cap found for the southwest corner of said 8.9745 acre tract and the southeast corner of said 10.9793 acre tract, for an angle point in the south line of this tract;

THENCE: N 65°07'55" W 299.98 feet with the south line of said 10.9793 acre tract and the north right of way line of said Highway No. 29 to the Point of Beginning.

Bearings cited herein based on: Texas State Plane Coordinate System, Grid North, Central Zone, Texas NAD 83(93). This survey may be in violation of State of Texas Local Government Code, Chapter 232, County Regulations of Subdivisions. Texas Land Surveying, Inc. assumes NO liability of any kind for the misuse (illegal use) of this survey.


12-23-19
Kenneth Louis Crider, R.P.L.S. No. 5824
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

