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FEB 06 2026

K9 Investments LLC  
County Clerk, Williamson Co., TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: 2-6-26

**Deed of Trust (as modified, renewed and extended):**

Date: March 30, 2022

Grantor: **K9 Investments LLC**

Beneficiary: First Bank of the Lake

Current Lender: First Bank of the Lake

Trustee: Starfield and Smith, P.C.

Substitute Trustee: Abstracts/Trustees of Texas, LLC and Fritz Byrne, PLLC  
(any to act)  
c/o Lisa C. Fancher  
Fritz Byrne, PLLC  
402 West Seventh Street  
Austin, TX 78701  
lfancher@fritzbyrne.law

Recording Information: Recorded as Document No. 2022041280 in the Official Public Records of Williamson County, Texas.

Property: All that land situate in the City of Austin, County of Williamson, State of Texas, commonly known as 9825 N. Laker Creek Parkway, CAD #R525117, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

As well as all improvements, fixtures and any other real or personal property described in the Deed of Trust and not previously released.

**Note (as modified, renewed and extended):**

Date: March 30, 2022

Original Principal Amount: \$3,490,000.00

Debtor: K9 Investments LLC, and K9 Entertainment LLC

Owner: First Bank of the Lake

**Date and Time of Sale of Property:** The sale shall begin at 10 o'clock a.m. on Tuesday, March 3, 2026, or no later than three hours after that time.

**Place of Sale of Property:** At the location designated by the Commissioner's Court of 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 or credit against the indebtedness 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 hours after that time.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. ALL WARRANTIES AND REPRESENTATIONS ARE EXPRESSLY WAIVED BY THE PURCHASER.

Substitute Trustee

  
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Printed Name: Susan Mills

Contact Information for Substitute Trustee:

c/o Lisa C. Fancher  
Fritz Byrne, PLLC  
402 West Seventh St.  
Austin, Texas 78701  
lfancher@fritzbyrne.law

**EXHIBIT A**

**PROPERTY DESCRIPTION**

TRACT 1: Lot 3, Block A, RESUBDIVISION OF WALDEN PARK, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2013087787, Official Public Records of Williamson County, Texas.

TRACT 2: Easement Estate as created and described in that certain Amended and Restated Declaration of Easements and Restrictions (Storm Water and Water Quality), dated December 30, 2013, recorded in Document No. 2014001561, Official Public Records of Williamson County, Texas. Said easement being more particularly described therein.

**For information purposes only:**

Address: 9825 N. Lake Creek Parkway, Austin, TX 78717

Parcel ID No.: R525117