

at 10:15 FILED o'clock AM

SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE

FEB 10 2026

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

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, by a deed of trust (the "Deed of Trust") dated June 6, 2023, **3005 GPH, LLC, a Texas limited liability company** (the "Debtor") conveyed certain property situated in Williamson County, Texas, to Allan Palunsky, Trustee, for the benefit of **MIDAMERICA NATIONAL BANK, a national banking association** (the "Noteholder"), to secure the indebtedness evidenced by that certain promissory note (the "Note") in the original principal amount of THREE MILLION TWO HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$3,258,000.00), which Note was executed by the Debtor to the Noteholder, and to secure any and all other indebtedness described in the Deed of Trust;

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

Lot 15, Block A, BREAKAWAY PARK SECTION 6, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet BB, Slides 244-245, Plat Records of Williamson County, Texas,

together with any and all improvements located thereon, all equipment and appliances attached thereto or used in connection therewith, all heating, plumbing, refrigeration, lighting fixtures, and articles of personal property attached to or used in and about the improvements, and the rights, privileges and appurtenances thereto belonging;

WHEREAS, the Deed of Trust was recorded in the Real Property Records of Williamson County, Texas, under Document No. 2023046575;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Allan Palunsky, Trustee, in the manner authorized by the 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 the owner and holder of said indebtedness and the Note has requested the undersigned as Substitute Trustee enforce the power of sale of the Deed of Trust by selling the Property;

NOW, THEREFORE, I, the undersigned, as the Substitute Trustee herein described, hereby give notice that I 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 Noteholder if purchased by the Noteholder) at the courthouse of Williamson County, Texas, 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 10:30 A.M., and in no

event beginning later than three (3) hours thereafter, on March 3, 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 Noteholder, is obligated to pay the indebtedness described above.

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

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.

DATED this 9 day of February, 2026.



WILLIAM C. WILSON, JR.,
Substitute Trustee

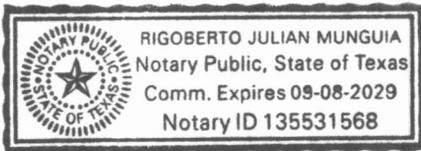
3724 Jefferson Street, Suite 208
Austin, Texas 78731
Phone No.: (512) 495-8853

THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on the 9th day of February, 2026, by **WILLIAM C. WILSON, JR.,** in his capacity as **Substitute Trustee.**


Notary Public, State of Texas