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at 1:42 FILED o'clock P M  
FEB 10 2026  
Nancy E. Ruter  
County Clerk, Williamson Co., TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 10, 2026

**SUBSTITUTE TRUSTEE:** ANGELA ZAVALA, MICHELLE JONES, SHARLET WATTS,  
BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729

**DEED OF TRUST:**

Date: May 13, 2025

Grantor: LEOPOLDO BOLANOS

Beneficiary: CREEKEND, LLC

Beneficiary's Mailing Address: 2100 Camino Alameda  
Cedar Park, Texas 78641

Trustee: COLIN NEWBERRY

Recording Information: Document No. 2025046876, Official Public Records,  
Williamson County, Texas

Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, AND THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, BEING PART OF THE RESIDUE OF A CALLED 248 ACRE TRACT CONVEYED FROM ROY ALBERT SHERMAN, ET AL TO PERRY L. MOORE, ET UX BY DEED DATED FEBRUARY 13, 1956, RECORDED IN VOL. 410, PG. 171 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ABOVE-REFERENCED DEED OF TRUST.

Together with all personal property described in the above-mentioned deed of trust.

**NOTE:**

Date: May 13, 2025

Amount: \$890,000.00

Debtor: LEOPOLDO BOLANOS

Holder: CREEKEND, LLC



**DATE OF SALE OF PROPERTY:**

Tuesday, March 3, 2026, at 10:00 a.m.

**PLACE OF SALE OF PROPERTY:**

At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

  
BENJAMIN K. WILLIAMS, Substitute Trustee  
and Attorney for Lender

c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088