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at 9:23 FILED o'clock AM

FEB 09 2026

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 9, 2026

Substitute Trustee: KENDALL D. HAMILTON

Substitute Trustee's Street Address: 2303 RR 620 South
Ste 160 #164
Austin, TX 78734

Promissory Note ("Note"): \$1,000,000.00 dated December 22, 2023, executed by BRUCE ALAN CARNLEY and RHONDA JEAN CARNLEY and payable to the order of MCB CRE, INC.; said Note and Deed of Trust described below renewed, extended and modified by (i) a Modification, Renewal and Extension Agreement dated to be effective July 31, 2024, and recorded under Document No. 2024074825, Official Public Records of Williamson County, Texas, and (ii) a Second Modification, Renewal and Extension Agreement dated to be effective February 1, 2025, and recorded under Document No. 2025009951, Official Public Records of Williamson County, Texas.

Deed of Trust, Security Agreement-Financing Statement ("Deed of Trust"):

Date: December 22, 2023

Grantor: BRUCE ALAN CARNLEY and RHONDA JEAN CARNLEY

Beneficiary: MCB CRE, INC.

Recording information: Document No. 2023105876, Official Public Records of Williamson County, Texas

Property: 215.5495 acres of land, more or less, being out of and a part of the S.W. Noble Survey, Abstract No. 807, Jesse Bailey Survey, Abstract No. 68 and the W.J. Cowan Survey No. 37, Abstract No. 146, Williamson County, Texas being more particularly described by metes and bounds in Exhibit "A" attached hereto

County: Williamson County, Texas

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

Time of Sale: 1:00 p.m.

Place of Sale: Northeast Basement Door in the new addition to the Williamson County Justice Center, 405 MLK St, Georgetown, Texas or in the area designated by the Williamson County Commissioners Court pursuant to Section 51.002 of the Texas Property Code

Beneficiary has appointed Kendall D. Hamilton as Substitute Trustee under the Deed of Trust. Beneficiary 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, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk. The Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale which shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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. Sender is: Law Office of Ken Hamilton, 2303 RR 620 South, Ste 160 #164, Austin, TX 78734.


KENDALL D. HAMILTON
Substitute Trustee

RETURN TO:

Law Office of Ken Hamilton
2303 RR 620 South
Ste 160 #164
Austin, TX 78734

mcbcre\carnley\taylorfarm2nd\2023\trustee-sale.notice-030326



PO Box 90876
 Austin, TX 78709
 (512) 537-2384
 jward@4wardls.com
 www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 215.5495 ACRES (9,389,335 SQUARE FEET), MORE OR LESS, BEING OUT OF AND A PART OF THE S.W. NOBLE SURVEY, ABSTRACT NO. 807, BEING OUT OF AND A PART OF THE JESSE BAILEY SURVEY, ABSTRACT NO. 68, AND BEING OUT OF AND A PART OF THE W.J. COWAN SURVEY NO. 37, ABSTRACT NO. 146, ALL OF WHICH ARE WITHIN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 43.410 ACRE TRACT, CONVEYED TO JOSEPH B. SRNENSKY, RECORDED IN VOLUME 490, PAGE 603 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF A CALLED 65 ACRE TRACT, CONVEYED TO JOE B. SRNENSKY, RECORDED IN VOLUME 492, PAGE 105 (D.R.W.C.T.), BEING A PORTION OF A 63.899 ACRE TRACT (107.309 ACRES, SAVE AND EXCEPT 43.410 ACRES), RECORDED IN VOLUME 738, PAGE 488 (D.R.W.C.T.), AND BEING A PORTION OF A CALLED 79.5 ACRE TRACT, CONVEYED TO JOE B. SRNENSKY AND WIFE MILDRED L. SRNENSKY, RECORDED IN VOLUME 1019, PAGE 569 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), SAID 215.5495 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "4Ward Boundary" cap set, in the apparent south margin of Country Road 447 (Right-of-way Varies), and being the northwest corner of a called 89.58 acre tract, described as Tract II, conveyed to Richard Sells and Wife, Nanette Sells, recorded in Document #2005019368 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being in the east line of said Srnsensky 43.410 acre tract for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found, at the northeast corner of said Sells tract, and being the northwest corner of a called 17.9 acre tract, conveyed to Richard Sells and Spouse Nanette Sells, recorded in Document #2013026254 (O.P.R.W.C.T.) bears, S82°37'30"E, a distance of 210.65 feet;

THENCE, with the west line of said Sells 89.58 acre tract, and the east line of said Srnsensky 43.410 acre tract, **S07°37'35"W**, a distance of **2,010.04** feet to a 1/2-inch iron rod found for an angle point hereof, said point being an angle point in the west line of said Sells 89.58 acre tract, and being the southeast corner of said Srnsensky 43.410 acre tract, and being the northeast corner of said Srnsensky 65 acre tract;

THENCE, continuing with the west line of said Sells 89.58 acre tract, with the east line of said Srnsensky 65 acre tract, **S22°42'58"E**, a distance of **2,013.96** feet to an axle found for the southeast corner hereof, said point being in the east line of said Sells 89.58 acre tract, and being the southeast corner of said Srnsensky 65 acre tract, also being the northeast corner of a called 96.7 acre tract, conveyed to Brian Neidig and Rodney Neidig, described as Tract One, recorded in Document #2005041075 (O.P.R.W.C.T.), from which a 1/2-inch iron rod with "1433" cap found, at the southwest corner of said Sells 89.58 acre tract, and being a point in the east line of said 96.7 acre Neidig tract, and being the northwest corner of a called 12.44 acre tract, conveyed to Brian Neidig and Rodney Neidig, recorded in Document #2005041074 (O.P.R.W.C.T.) bears, S22°30'50"E, a distance of 417.19 feet;

THENCE, with the south line of said Srnsensky 65 acre tract, and the north line of said Neidig 96.7 acre tract, **N82°13'44"W**, a distance of **991.62** feet to a 3/4-inch iron pipe found (pipe is bent and is considered a "spinner") for an interior ell corner hereof, said point being an interior ell corner of said Srnsensky 65 acre tract, and being the northwest corner of said Neidig 96.7 acre tract, from which a metal street sign post bears, S81°20'29"W, a distance of 1.59 feet, also from which a T-Post broken off at ground level bears,

S74°06'14"W, a distance of 1.28 feet, and a T-Post sticking above ground with a PVC sleeve over the top, bears from said T-Post broken off at ground level, S63°51'36"W, a distance of 1.75 feet;

THENCE, with an east line of said Srnsensky 65 acre tract, and with the west line of said Neidig 96.7 acre tract, **S07°33'22"W**, a distance of **447.02** feet to a 1/2-inch iron rod with "4Ward" cap set for an exterior ell corner hereof, said point being an exterior ell corner of said Srnsensky 65 acre tract, and being a point in the west line of said Neidig 96.7 acre tract, and being the northeast corner of a called 150.69 acre tract, conveyed to Louis A. Menk, recorded in Volume 579, Page 454 (D.R.W.C.T.), from which a T-Post cut off at ground level, found in the middle of the remnants of a destroyed concrete monument bears, S71°39'21"W, a distance of 2.18 feet, also from which a 3/4-inch iron rod found at the southwest corner of said 96.7 acre Neidig tract, and being a point in the east line of said Menk tract, and being the northwest corner of a called 100.00 acre tract, conveyed to Joseph C. Krankel, recorded in Volume 2396, Page 316 (O.R.W.C.T.) bears, S07°33'22"W, a distance of 2,069.15 feet;

THENCE, with the south line of said Srnsensky 65 acre tract, and the north line of said Menk tract, **N82°34'06"W**, a distance of **163.87** feet to a 1/2-inch iron rod with "4Ward" cap set for an exterior ell corner hereof, from which a 1/2-inch iron rod with "4Ward" cap set, at the northwest corner of said Menk tract, and being the northeast corner of a called 159.38 acre tract, conveyed to Alice S. Braun, recorded in Volume 802, Page 110 (D.R.W.C.T.) and described by metes and bounds in Volume 348, Page 499 (D.R.W.C.T.), and being the southeast corner of said Srnsensky 79.5 acre tract, and being the southwest corner of said Srnsensky 63.899 acre tract bears, N82°34'06"W, a distance of 1,466.75 feet;

THENCE, leaving the common line between said Srnsensky 65 acre tract, and said Menk tract, over and across said Srnsensky 65 acre tract, **N07°25'54"E**, a distance of **515.97** feet to a 1/2-inch iron rod with "4Ward" cap set for an interior ell corner hereof;

THENCE, in part continuing over and across said Srnsensky 65 acre tract, in part over and across said Srnsensky 63.899 acre tract and in part over and across said Srnsensky 79.5 acre tract, **N82°34'06"W**, a distance of **3,098.59** feet to a 1/2-inch iron rod with "4835" cap found for the southwest corner hereof, said point being in the west line of said Srnsensky 79.5 acre tract, and being the northeast corner of a called 54.77 acre tract, conveyed to Elizabeth I. Lindemann, recorded in Document #2016078044 (O.P.R.W.C.T.), and being the southeast corner of a called 56.656 acre tract, conveyed to Muhammad Enayet Jamal and Amber R. Jamal, recorded in Document #2012010223 (O.P.R.W.C.T.), from which a 1/2-inch iron rod with "4835" cap found, at the southwest corner of said Srnsensky 79.5 acre tract, and being the northwest corner of said Braun tract, and being in the east line of said Lindemann tract bears, S07°17'45"W, a distance of 515.97 feet, from said rod with "4835" cap found at the southwest corner of said Srnsensky 79.5 acre tract, a 1/2-inch iron rod found bears, N01°00'09"E, a distance of 0.80 feet;

THENCE, with the west line of said Srnsensky 79.5 acre tract, in part with the east line of said Jamal tract, in part with the east line of a called 133.095 acre tract, conveyed to James M. Ferrero and Evelyn J. Ferrero, recorded in Document #2011046954 (O.P.R.W.C.T.), **N07°17'45"E**, passing at a distance of 840.85 feet a 1/2-inch iron rod with "4249" cap found at the common easterly corner of said Ferrero tract and said Jamal tract, and continuing for an overall distance of **882.94** feet to a 1/2-inch iron rod with "4835" cap found for an angle point hereof, said point being an angle point in the east line of said Ferrero tract;

THENCE, continuing with the west line of said Srnsensky 79.5 acre, and with the east line of said Ferrero tract, **N07°13'59"E**, a distance of **732.41** feet to a 1/2-inch iron with cap found (cap not legible), for the northwest corner hereof, said point being an angle point in the east line of said Ferrero tract, and being the northwest corner of said Srnsensky 79.5 acre tract, and being the southwest corner of a called 72 acre tract, called First tract, conveyed to Henry C. Meyer, recorded in Volume 274, Page 619 (D.R.W.C.T.);

THENCE, with north line of said Srnsky 79.5 acre tract, and with the south line of said Meyer First tract, **S82°21'36"E**, a distance of **1,634.08** feet to a Mag nail with "4Ward" washer set in fence post for a point on-line hereof, said point being the northeast corner of said Srnsky 79.5 acre tract, and being an exterior ell corner of said Srnsky 63.899 acre tract, and being a point in the south line of said Meyer First tract;

THENCE, with a north line of said Srnsky 63.899 acre tract, and with the south line of said Meyer First tract, **S82°21'36"E**, a distance of **41.00** feet to a 1/2-inch iron rod with "4Ward" cap set for an interior ell corner hereof, said point being an interior ell corner of said Srnsky 63.899 acre tract, and being the southeast corner of said Meyer first tract;

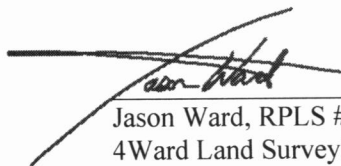
THENCE, with the west line of said Srnsky 63.899 acre tract, in part with the east line of said Meyer First tract, and in part with the east line of said Meyer Second tract, also recorded in Volume 274, Page 619 (D.R.W.C.T.), **N08°32'46"E**, a distance of **2,044.89** feet to a 1/2-inch iron rod with "5952" cap found for the northwest corner hereof, said point being in the west line of said Srnsky 63.899 acre tract, and being the northeast corner of said Meyer Second tract, and being an exterior ell corner of the remainder of a called 107.228 acre tract, conveyed to Moreau Family Limited Partnership, recorded in Document #2013104147 (O.P.R.W.C.T.), and being the southeast corner of a called 88.727 acre tract, conveyed to Michael E. Schwettman and Cindy L. Schwettman, recorded in Document #2018028891 (O.P.R.W.C.T.), and being in the apparent south margin of said County Road 447, from which an iron pipe found at an angle point in the south line of said Moreau tract, and being an angle point in the north line of said Schwettman tract, bears the following two (2) courses and distances:

- 1) N09°37'20"E, a distance of 15.32 feet to a 1/2-inch iron rod found at the northeast corner of said Schwettman tract, and being an interior ell corner of said Moreau tract, and
- 2) N66°56'19"W, a distance of 88.01 feet;

THENCE, with the apparent south margin of County Road 447, in part over and across said Srnsky 63.899 acre tract, in part over and across said Srnsky 43.410 acre tract, **S83°25'23"E**, a distance of **1,540.34** feet to the **POINT OF BEGINNING** and containing 215.5495 Acres (9,389,335 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000110173663. See attached sketch (reference drawing: 00915.dwg)


11/18/2019
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

