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**NOTICE OF TRUSTEE'S SALE**

FILED  
at 2:45 o'clock PM

APR 13 2026

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

Date: April 13, 2026

Trustee: John G. Lione, Jr.  
The Fowler Law Firm  
312 West University Ave.  
Georgetown, Texas 78626

Mortgagee: Larry Thomison and Karen Thomison  
105 Rio Bravo Road  
Georgetown, Williamson County, Texas 78628

Note: Dated October 7, 2021 in the original amount of  
Six Hundred Thousand, and 00/100s Dollars (\$600,000.00)

**Deed of Trust:**

Date: October 7, 2021

Grantor: Hellshire Group Holdings, LLC  
7610 Rubel Way  
Round Rock, Texas 78665

Beneficiary: Larry Thomison and Karen Thominson  
105 Rio Bravo Road  
Georgetown, Williamson County, Texas 78628

Recording information: Deed of Trust dated October 7, 2021 and filed for record in  
Document No. 2021154786 Official Public Records of Williamson  
County, Texas.

Property: BEING 2.28 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE  
KEITH SURVEY, ABSTRACT NO. 370. WILLIAMSON COUNTY, TEXAS  
BEING THE REMAINDER OF THAT TRACT CONVEYED TO LARRY  
THOMISON, ET UX, BY DEED RECORDED IN VOLUME 870, PAGE 476,  
DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON  
THE GROUND BY TEXAS LAND SURVEYING, INC. ON APRIL 6<sup>TH</sup>, 2021,  
AND FURTHER DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A"  
ATTACHED HERETO.

County: Williamson County, Texas

Trustee: John G. Lione, Jr.

Trustee's Address: 312 West University Ave.  
Georgetown, Texas 78626

Date of Sale (first Tuesday of month): May 5, 2026

Time of Sale: 10:00 a.m. to 1:00 p.m.

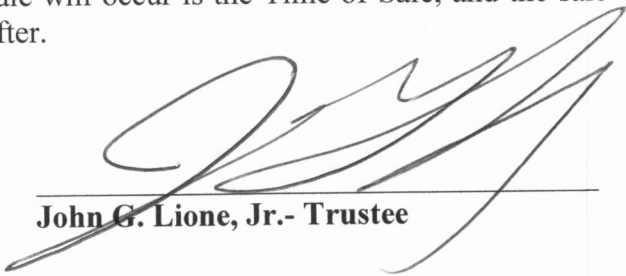
Place of Sale: The Northeast lower level door of the Williamson County Justice Center  
located at 405 MLK Street, Georgetown, Texas, 78626

Beneficiary under the Deed of Trust has appointed John G. Lione, Jr. as Trustee and has instructed Trustee to offer the Property for sale toward satisfaction of the note.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

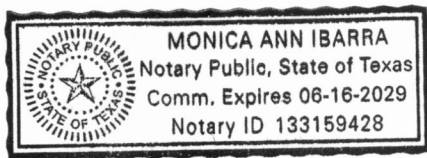
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
John G. Lione, Jr.- Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON       §

This Notice of Trustee's Sale was acknowledged before me on 13<sup>th</sup> day of April, 2026, by John G. Lione, Jr.- Trustee.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
The Fowler Law Firm  
312 West University Ave.  
Georgetown, Texas 78626

PREPARED BY:  
The Fowler Law Firm  
312 West University Ave.  
Georgetown, Texas 78626

EXHIBIT "A"

BEING 2.28 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE KEITH SURVEY, ABSTRACT NO. 370. WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT CONVEYED TO LARRY THOMISON, ET UX, BY DEED RECORDED IN VOLUME 870, PAGE 476, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON APRIL 6TH, 2021, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF COUNTY ROAD 118, MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO FRED A. KNEIP, BY DEED RECORDED IN DOCUMENT NO. 2015016354, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID THOMISON TRACT AND THIS TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF SAID KNEIP TRACT, BEARS S 21°38'53" E, 246.63 FEET;

THENCE: N 21°37'31" W, 246.74 FEET WITH THE EAST LINE OF SAID COUNTY ROAD 118 AND THE WEST LINE OF SAID THOMISON TRACT TO A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JHAWC HOLDINGS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2019081778, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWEST CORNER OF SAID THOMISON TRACT AND THIS TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH ILLEGIBLE YELLOW CAP FOUND, MARKING AN ANGLE POINT OF SAID JHAWC TRACT, BEARS N 21°17'14" W, 1168.53 FEET;

THENCE: N 68°22'07" E, 385.94 FEET WITH THE SOUTH LINE OF SAID JHAWC TRACT AND THE NORTH LINE OF SAID THOMISON TRACT TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND IN THE WEST LINE OF TX 130, MARKING THE SOUTHEAST CORNER OF SAID JHAWC TRACT, ALSO MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO THE STATE OF TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2005017111, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 29°04'48" E, 248.80 FEET INTO AND ACROSS SAID THOMISON TRACT AND WITH THE WEST LINE OF SAID TX 130 TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" SET IN THE NORTH LINE OF SAID KNEIP TRACT AND THE SOUTH LINE OF SAID THOMISON TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A 60D NAIL FOUND, MARKING THE NORTHEAST CORNER OF SAID KNEIP TRACT, BEARS N 68°45'12" E, 39.71 FEET;

THENCE: S 68°21'49" W, 418.22 FEET WITH THE NORTH LINE OF SAID KNEIP TRACT AND THE SOUTH LINE OF SAID THOMISON TRACT TO THE POINT OF BEGINNING.