

FILED
at 12:26 o'clock P M

JUN 09 2026

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

NOTICE OF TRUSTEE SALE

Date: June 8, 2026

Deed of Trust:

Date: October 6, 2026

Grantor: Aernandez, LLC a Texas limited liability company

Substitute Trustee: Jason Gorman

Trustee's Mailing Address: 901 S. Mopac Exp. Bldg. II Ste. 150,
Austin, TX 78746

Beneficiary: FLTX Investments LLC, a Texas limited liability company

County of Property: Williamson County, Texas

Recording Information: Document No. 2025079146 of the Official Public Records of
Williamson County, Texas.

Property Description: BEING 48.60 ACRES OF LAND OUT OF THE EDMOND
PARSONS SURVEY, ABSTRACT NO. 494, IN
WILLIAMSON COUNTY, TEXAS, AND BEING PART OF
THAT CERTAIN 50 ACRE TRACT (SECOND TRACT) AS
DESCRIBED IN A DEED TO JOHN ROBERT SYBERT
RECORDED UNDER DOCUMENT NO. 2001076766,
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,
TEXAS AND BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A"
ATTACHED HERETO.

Note:

Date: October 6, 2026

Amount: \$1,930,600.00

Debtor: Aernandez, LLC a Texas limited liability company

Holder: FLTX Investments LLC, a Texas limited liability company

Maturity: As stated therein

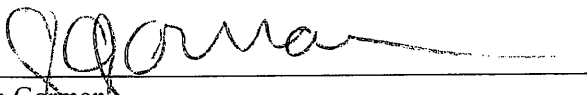
Date of Sale of Property: Tuesday, July 7, 2026.

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: Outside the northeast lower level door of the Williamson County Justice Center, 405 Martin Luther King Jr. Street, Georgetown, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Williamson County Commissioners Court pursuant to Section 51.002 of the Texas Property Code.

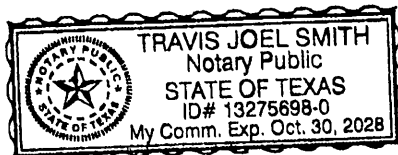
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.


 Jason Gorman

STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8th day of June 2026 by Jason Gorman



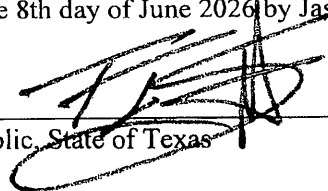

 Notary Public, State of Texas

Exhibit A

BEING 48.60 ACRES OF LAND OUT OF THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 50 ACRE TRACT (SECOND TRACT) AS DESCRIBED IN A DEED TO JOHN ROBERT SYBERT RECORDED UNDER DOCUMENT NO. 2001076766, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 50 ACRE TRACT IN THE NORTH LINE OF COUNTY ROAD 216, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 110.7 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DARRELL AND LYNADA SYBERT RECORDED IN VOLUME 531, PAGE 771, (THIRD TRACT), DEED RECORDS OF WILLIAMSON COUNTY;

THENCE S 71° 23' 40" W A DISTANCE OF 1190.64 FEET WITH THE NORTH LINE OF COUNTY ROAD 216 TO AN IRON ROD SET AT THE SOUTHWEST CORNER HEREOF, FROM WHICH A CEDAR CORNER POST AT THE SOUTHWEST CORNER OF SAID 50 ACRE TRACT BEARS S 71° 23' 40" W A DISTANCE OF 189.10 FEET;

THENCE WITH THE WESTERLY LINE HEREOF, THE FOLLOWING DESCRIBED THREE (3) COURSES AND DISTANCES:

1) N 12° 26' 58" W A DISTANCE OF 354.15 FEET WITH A FENCE TO AN IRON ROD SET;

2) S 72° 32' 19" W A DISTANCE OF 229.17 FEET WITH A FENCE TO AN IRON ROD SET IN THE EAST LINE OF COUNTY ROAD 239, AND;

3) N 18° 56' 06" W A DISTANCE OF 1231.90 FEET WITH THE EAST LINE OF COUNTY ROAD 239 TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 50 ACRE TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN 84.69 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RAY AND LINDA BRAUN RECORDED UNDER DOCUMENT NO. 20000013340, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE N 71° 34' 41" E, PASSING AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 84.69 ACRE TRACT AT 1200.54 FEET, CONTINUING AN ADDITIONAL 182.50 FEET, IN ALL A DISTANCE OF 1383.04 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER HEREOF, SAID POINT ALSO BEING AN "L" CORNER IN THE WESTERLY LINE OF SAID 110.7 ACRE TRACT;

THENCE S 18° 49' 00" E A DISTANCE OF 1584.20 FEET TO THE PLACE OF BEGINNING, CONTAINING 48.60 ACRES OF LAND.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2026047651

Pages: 4 Fee: \$33.00

06/08/2026 03:19 PM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas