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FILED
at 10:00 o'clock A.M.

SEP 05 2025

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

Notice of Foreclosure Sale

September 5, 2025

Deed of Trust ("Deed of Trust"):

Dated: June 13, 2022; Correction dated July 18, 2022

Grantor: AERNANDEZ, LLC, a Texas limited liability company

Address: P.O. Box 818, Georgetown, Texas 78627

Trustee: MERLIN LESTER

Lender: RAY BRAUN and wife, LINDA BRAUN

Address: 3451 W. FM 487, Jarrell, Texas 76537

Recorded in: Williamson County Official Public Records under Document Number 2022072106; Correction under Document Number 2022085653

Legal Description: BEING 48.60 ACRES OF LAND OUT OF THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Secures: Note ("Note") in the original principal amount of \$1,944,000.00, executed by Eliseo Hernandez, as sole member of AERNANDEZ, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender

Address: 5700 CR 239, Jarrell, Williamson County, Texas 76537

Substitute Trustees: Paul H. Jordan; George ("Brett") Hauser, Jr.; Kathryn ("Katie") W. Porter

Substitute Trustees' Address: 200 West 6th Street, Suite 110, Georgetown, Texas 78626

Foreclosure Sale:

Date: Tuesday, October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: The sale will be conducted at the Williamson County Courthouse Annex, 405 Martin Luther King Jr. Street, Georgetown, Texas 78626 (the area outside the northeast lower level door) as designated by the Commissioners' Court of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent to the location where this notice was posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code. The Property is subject to the restrictive covenants and the retained grazing lease identified in the Special Warranty Deed dated June 10, 2022, and filed of record in Williamson County Official Public Records under Document Number 2022072105.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the

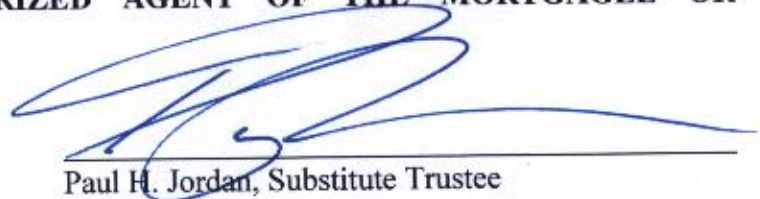
extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Ray Braun and wife, Linda Braun. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

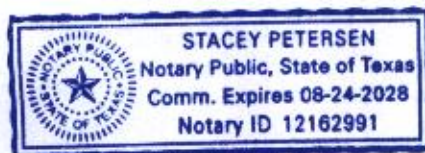

Paul H. Jordan, Substitute Trustee

STATE OF TEXAS)

COUNTY OF WILLIAMSON)

Before me, the undersigned notary public, on this day personally appeared Paul H. Jordan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5th day of September 2025.



Notice of Foreclosure Sale

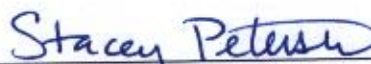

Notary Public, State of Texas

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.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.