

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

NOW ALL MEN OF THESE PRESENTS

COUNTY OF WILLIAMSON

at 1:47 **FILED** o'clock 3 M

SEP 15 2026

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

WHEREAS, by Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (herein referred to as the "Deed of Trust") dated November 10, 2025, recorded November 11, 2025, executed by SALVADOR TINAJERO ARELLANO, conveyed to The Law Offices of T. Alan Ceshker, PC as Trustee, the following property situated in Williamson County, Texas, to-wit:

See Attached Exhibit A.

(hereinafter referred to as the "Property"), to secure that one certain Promissory Note therein described in the original amount of \$277,500.00 executed by SALVADOR TINAJERO ARELLANO, and made payable to Propel One Investments LLC, (hereinafter referred to as the "Note"), which such Deed of Trust is recorded November 11, 2025, in instrument number 2025089276 of the Official Public Records of Williamson County, Texas, (hereinafter referred to as the "Deed of Trust Lien"); and Warranty Deed with Vendor's Lien dated November 10, 2025, recorded November 11, 2025, in Instrument number 2025089275 in the Official Public Records of Williamson County, Texas (Deed); and

WHEREAS, the undersigned has been appointed as Substitute Trustee, said appointment being in the manner authorized by the Deed of Trust:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness, Propel One Investments LLC, has requested the undersigned to sell the Property in accordance with the terms of the aforesaid Deed of Trust Lien to satisfy same. Pursuant to the Deed of Trust Lien and Warranty Deed with Vendor's Lien (Vendor Lien), if default occurs in payment of the assumed note or in observance of any covenant or condition of any instrument securing the assumed note, the lender of the Note has the right to foreclose the Deed of Trust Lien and the Vendor's Lien. As a result of the default in payment of the assumed note, Propel One Investments LLC, now provides this notice of foreclosure; and

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of October 2026, at 10:00 AM to 1:00 PM, or within three (3) hours thereafter, I will sell, for cash, to the highest bidder the above-described Property at: Williamson County, Texas at the following location:

OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

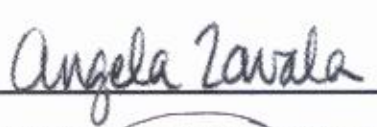
or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court for sales of property under Tex. Prop. Code §51.002 in Williamson County, Texas, or if no place is designated by the Commissioners Court, the sale will be conducted, then within twenty (20) yards of where this notice is posted.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust Lien, sale of the Property is "as is and where is" and without any representations or warranties whatsoever, expressed or implied; all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Substitute Trustee or the holder of the Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Substitute Trustees or the holder of the Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Warranty Deed with Vendor's Lien or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the property shall be a third party beneficiary of the Note or Warranty Deed With Vendor's Lien, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Substitute Trustee or the holder of the Note.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.

By: 

Mark T. Sessums
The Law Office of Mark T. Sessums, PLLC
PO Box 150573
Austin, Texas 78715
1213 W Slaughter Ln. #100
Austin, TX 78748
Tel. (512) 297-6832
Fax. (512) 975-2045
Attorney for Propel One Investments LLC

By: 

Mark T. Sessums, Angela Zavala, Michelle Jones,
Richard Zavala, Jr or Taylor Grantham,
SUBSTITUTE TRUSTEE(s)

CERTIFICATE OF POSTING

I certify that on September 15, 2026 a true and correct copy of the above Notice of Substitute Trustee sale was posted and filed with the Williamson County Clerk.

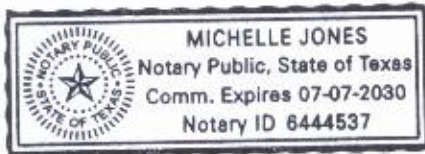
The Law Office of Mark T. Sessums, PLLC
PO Box 150573
Austin, Texas 78715
1213 W Slaughter Ln. #100
Austin, TX 78748
Tel. (512) 297-6832
Fax. (512) 975-2045

By: Angela Zavala
Mark T. Sessums, Angela Zavala, Michelle Jones,
Richard Zavala, Jr or Taylor Grantham,
SUBSTITUTE TRUSTEE(s)

State of Texas §

County of Williamson §

This instrument was acknowledged before me on the 15th, September 2026, by Angela Zavala



Michelle Jones
Notary Public, In and for the State of Texas
My Commission Expires: 7-7-2030

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 0.23 OF AN ACRE OF LAND, BEING A PORTION OF LOTS 9, 10, AND 11, BLOCK 7, BEL-AIR ADDITTON, A SUBDIVISION RECORDED IN CABINET B, SLIDE 18, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THAT CERTAIN DAVIS MOKRY TRACT RECORDED IN VOLUME 942, PAGE 882, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.23 OF ANACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2, THE NORTHEAST CORNER OF LOT 3, THE SOUTHWEST CORNER OF LOT 11, ALL OF SAID BLOCK, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 9, FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 71 DEGREES 00 MINUTES 30 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 3 AND OF LOT 4, SAID BLOCK, AND THE SOUTHERLY LINE OF SAID LOT 9, 112.92 FEET TO AN IRON ROD SET IN SAID LINE, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 19 DEGREES 06 MINUTES 04 SECONDS WEST, THROUGH SAID LOT 9, 106.91 FEET TO AN IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RANDALL STREET, BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, SAME BEING IN THE NORTHERLY LINE OF SAID LOT 9, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 8, SAID BLOCK BEARS, SOUTH 71 DEGREES 09 MINUTES 00 SECONDS WEST, 66.33 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID LOTS 9 AND 10, ALONG SAID CURVE WHOSE CHORD BEARS, NORTH 60 DEGREES 51 MINUTES 53 SECONDS EAST, 64.75 FEET TO AN IRON ROD SET IN SAID LINE, FOR THE NORTHEAST CORNER HEREOF;

THENCE THROUGH SAID LOTS 9, 10 AND 11, THE FOLLOWING 3 CALLS,

1. SOUTH 42 DEGREES 12 MINUTES 52 SECONDS EAST, 81.42 FEET TO AN IRON ROD FOUND,
2. SOUTH 43 DEGREES 19 MINUTES 45 SECONDS WEST, 8.48 FEET TO AN IRON ROD SET;
3. SOUTH 51 DEGREES 04 MINUTES 39 SECONDS EAST, 46.68 FEET TO THE POINT OF BEGINNING.