

FILED
at 11:55 o'clock a M**NOTICE OF FORECLOSURE SALE**

SEP 16 2025

Notice is hereby given of a public nonjudicial foreclosure sale.

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

1. Property To Be Sold. The property to be sold is described as follows:

ALL OF THAT 0.475 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOT 3-A OF THE AMENDED PLAT OF LOTS 3, 4 & 5, BLOCK 1, SNYDER'S SUBDIVISION, A SUBDIVISION RECORDED IN CABINET J, SLIDES 322-323 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE 1,350 SQUARE FEET OF LAND CONVEYED TO THE CITY OF AUSTIN IN THE STREET DEED RECORDED IN DOCUMENT NO. 2019101861 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. LOT 3-A WAS CONVEYED TO ROBJACS, LLC, IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2C19101120 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CALLED TRACT TWO (0.5068 ACRE). SAID TRACT OF BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date,

time, and place:

Date: Tuesday, October 7, 2025

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

Place: The area of the Williamson County Justice Center in Georgetown, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in

accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Moti Investment Associates, LLC, dated July 20, 2022 and recorded in Document Number 2022087787 of the Official Public Records of Williamson County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$367,500.00 executed by Moti Investment Associates, LLC payable to the order of Frontier Bank of Texas (collectively the "Obligation"). Frontier Bank of Texas is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: September 15, 2025.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

EXHIBIT "A"

ALL OF THAT 0.475 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOT 3-A OF THE AMENDED PLAT OF LOTS 3, 4 & 5, BLOCK 1, SNYDER'S SUBDIVISION, A SUBDIVISION RECORDED IN CABINET J, SLIDES 322-323 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE 1,350 SQUARE FEET OF LAND CONVEYED TO THE CITY OF AUSTIN IN THE STREET DEED RECORDED IN DOCUMENT NO. 2019101861 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. LOT 3-A WAS CONVEYED TO ROBJACS, LLC, IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2C19101120 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CALLED TRACT TWO (0.5068 ACRE). SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the southerly line of the 5.008 Acres of land conveyed to Pond Springs Mini Storage SPE, LLC, recorded in Document No. 2020105656 of the Official Public Records of Williamson County, Texas, at the northeast corner of Lot 5-A of the Amended Plat of Lots 3, 4 & 5, Block 1 of Snyder's Subdivision, for the northwest corner of Lot 3-A and the tract herein described;

THENCE, along the southerly line of the 5.008 Acres and the northerly line of Lot 3-A and the tract herein described, N 70°18'00" E, a distance of 134.19 feet to a 1/2" iron rod found at the northwest corner of Lot 2, Block 1 of the Snyder's Subdivision, a subdivision recorded in Cabinet B, Slide 253 of the Plat Records of Williamson County, Texas, for the northeast corner of Lot 3-A and the tract herein described;

THENCE, along the westerly line of Lots 2 & 1 of Block 1 of the Snyder's Subdivision and the easterly line of Lot 3-A and the tract herein described, S 20°46'21" E. a distance of 147.95 feet to a 1/2" iron rod set with a cap stamped "SNS" in the proposed northerly Right of Way line of Anderson Mill Road at the northeast corner of the City of Austin 1,350 Square Feet tract, for the southeast corner of the tract herein described from which a 1/2" iron rod found at the southeast corner of Lot 3-A and the City of Austin 1,350 square Feet tract bears S 20°46'21" E and a distance of 10.03 feet;

THENCE, over and across Lot 3-A and along the proposed northerly Right of Way line of Anderson Mill Road, the City of Austin 1,350 Square Feet tract and the southerly line of the tract herein described, S 65°04'59" W, a distance of 134.87 feet to 1/2" iron rod set with a cap stamped "SNS" in the easterly line of Lot 5-A at the northwest corner of the City of Austin 1,350 Square Feet tract for the southwest corner of the tract herein described from

which a 1/2" iron rod found with a cap stamped "SNS" at the southwest corner of Lot 3-A and the City of Austin 1,350 Square Feet tract bears S 20°38'47" E and a distance of 10.03 feet;

THENCE, along the easterly line of Lot 5-A and the westerly line of Lot 3-A and the tract herein described, N 20°38'47" W, a distance of 160.21 feet to the Point of Beginning and containing 0.475 Acre of land, more or less, and as shown on plat of survey prepared herewith.