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FILED
at 2:05 o'clock P M

AUG 10 2026

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

NOTICE OF TRUSTEE'S SALE

DATE: July 20, 2026

DEED OF TRUST

Date: December 14, 2022

Grantor: JEAN CARLOS QUEIROZ

Beneficiary: WHITLEY 20 FINANCIAL LLC, an individual protected series of WHITLEY 20, LLC, predecessor in interest to AVALON SECURED II LLC

Trustee: JAY S. FITZGERALD

Recorded in: Document No. 2022136817, Real Property Records, Williamson County, Texas.

PROPERTY:

Lot 6, Block 1, FINAL PLAT TAYLOR RANCHETTES, according to the map or plat thereof, recorded in Document No. 2022070035, Official Public Records, Williamson County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: December 14, 2022

Original Principal Amount: \$170,464.50

Holder: AVALON SECURED II LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00 P.M.): 1st day of September, 2026.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Williamson County, Georgetown, Texas, at area designated by County Commissioners for said sales.

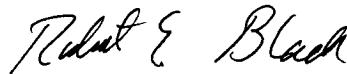
The earliest time at which a sale will occur is 1:00 P.M., provided the sale must begin at

such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



ROBERT E. BLACK
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