

FILED
at 10:44 o'clock AM

AUG 10 2026

Nancy E. Rister
County Clerk, Williamson Co., TX**NOTICE OF FORECLOSURE SALE**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

August 6, 2026

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: January 25, 2019

Trustee: Steven M. Wise

Address: P.O. Drawer 111, Cameron, Texas 76520

Substitute Trustee: Karl R. Quebe

Address: 5400 Bosque Blvd, Suite 312, Waco, Texas 76710

Grantor: AR Hospitality, LLC

Mortgagee: Citizens National Bank (hereafter "Lender")

Recording Information: Clerk's File No. 2019007061, of the real property records of Williamson County, Texas.

Legal Description:

Tract 1: Lot 1, Final Plat Rock at Roundville Subdivision, according to the map or plat thereof, recorded in Document No. 2028069003, Official Public Records, Williamson County, Texas.

Tract 2: Easement Rights as to the Private Drainage & Storm Sewer Easement dedicated for Lots 1 & 2 on the plat recorded in Document No. 2028069003, Official Public Records, Williamson County, Texas.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: January 25, 2019

Original Principal Amount: \$441,000.00

Maker: AR Hospitality, LLC

Lender: Citizens National Bank

Property: All property and improvements as described in the Deed of Trust.

Note and Lien are Described in the Following Documents ("Lien Documents")

Deed of Trust dated January 25, 2019, executed by AR Hospitality, LLC, recorded on January 29, 2019, in the Official Public Records of Williamson County, Texas, and is indexed as Document Number 2019007061. **Assumption Agreement** dated April 18, 2019, executed by AR Hospitality, LLC, recorded on October 16, 2019, in the Official Public Records of Williamson County, Texas, and is indexed as Document Number 2019098919. **Deed of Trust to Secure Assumption** dated April 18, 2019, executed by Roundville, LLC, recorded on October 16, 2019, in the Official Public Records of Williamson County, Texas, and is indexed as Document Number 2019098920. **Modification and Extension agreement** dated January 25, 2021. **Modification and Extension agreement** dated January 25, 2022. **Modification and Extension agreement** dated January 25, 2023; **Modification and Extension Agreement** date September 25, 2025; **Transfer of Note and Lien** dated March 26, 2026, recorded under Williamson County Clerk's Document No. 2026035598, Official Public Records of Williamson County, Texas.

Holder of Note and Lien:

Hervol Properties, Ltd.
c/o Goodhue W. Smith, III
6 Bitterblue Lane
San Antonio, Texas 78218

Sale Location: Outside the Northeast lower-level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas or as designated by the County Commissioner's Office.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at **1:00 PM** or within three hours from that time.

Sale Date: September 1, 2026

Terms of the Sale: This public Foreclosure Sale will sell all property **"AS IS"** to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on **September 1, 2026** between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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 DOCUMENT ASSIGNS KARL R. QUEBE AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

A handwritten signature in blue ink, appearing to read 'Karl R. Quebe', written over a horizontal line.

Karl R. Quebe, Substitute Trustee
5000 Bosque Blvd, Suite 312
Waco, Texas 76710
(254) 751-1830
bigkq@aol.com