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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
at 1:07 o'clock P M

AUG 10 2026

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

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

Date:

August 10, 2026

Borrower:

WC GALLERIA OAKS CENTER, LLC, a Delaware limited liability company

Borrower's Address:

WC GALLERIA OAKS CENTER, LLC
c/o Word Class
814 Lavaca Street
Austin, Texas 78701
Attention: Natin Paul

Holder:

WFCM 2018-C43 GALLERIA OAKS LLC, a Delaware limited liability company

Holder's Address:

c/o K-Star Asset Management LLC
5949 Sherry Lane, Suite 950
Dallas, Texas 75225
Attention: Michele Ray

Mortgage Servicer:

K-Star Asset Management LLC, a Delaware limited liability company

Mortgage Servicer's Address:

5949 Sherry Lane, Suite 950
Dallas, TX 75225

Substitute Trustees:

Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, Tristan Sierra, Haley B. Bray, Jason Canaras, and Emily Chang, and each of them acting alone

Substitute Trustees' Address:

c/o Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201
(469) 680-4200

Deed of Trust: DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

Date: January 31, 2018

Grantor: WC GALLERIA OAKS CENTER, LLC., a Delaware limited liability company

Original Lender: BARCLAYS BANK PLC, a public company registered in England and Wales

Trustee: MICHAEL ELKINS

Secures: The loan in the original principal amount of \$16,000,000.00 evidenced by that certain Promissory Note dated as of January 31, 2018, executed by Grantor and made payable to the order of Original Lender (as amended, restated, replaced, supplemented, endorsed, assigned, or otherwise modified from time to time, the "Note"), which is currently held by Holder

Recording: Recorded February 2, 2018, in the Official Public Records of Travis County, Texas, as Instrument Number 2018016048, and in the Official Public Records of Williamson County, Texas, as Instrument Number 2018009389, as assigned by Original Lender to Holder, pursuant to that certain ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, executed March 27, 2018, and recorded on May 15, 2018, as Instrument Number 2018073933 in the Official Public Records of Travis County, and recorded on May 21, 2025, as Instrument Number 2018043174 in the Official Public Records of Williamson County, as assigned by WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2018-C43, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-C43 to WF 2018-C43 GALLERIA OAKS LLC pursuant to that certain ASSIGNMENT AND TRANSFER OF LOAN DOCUMENTS, executed July 21, 2020, and recorded on August 3, 2020, as Instrument Number 2020135870 in the Official Public Records of Travis County, and recorded on August 3, 2020, as Instrument Number 2020088475 in the Official Public Records of Williamson County, as assigned by WF 2018-C43 GALLERIA OAKS LLC to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS

FARGO COMMERCIAL MORTGAGE TRUST 2018-C43, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-C43 pursuant to that certain ASSIGNMENT OF DEED OF TRUST, executed February 6, 2026, and recorded on February 9, 2026, as Instrument No. 2026013381 in the Official Public Records of Travis County, and recorded on February 10, 2026, as Instrument No. 2026010478 in the Official Records of Williamson County, as assigned by WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2018-C43, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-C43 pursuant to that certain ASSIGNMENT OF DEED OF TRUST, to Holder pursuant to that certain ASSIGNMENT OF DEED OF TRUST, executed February 6, 2026, and recorded on February 10, 2026, as Instrument No. 2026014146 in the Official Public Records of Travis County, and recorded on February 10, 2026, as Instrument No. 2026010503 in the Official Records of Williamson County.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this instrument, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale:	Tuesday, September 1, 2026
Time of Sale:	The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 12:01 p.m. (noon, prevailing Central Time) and the sale will begin within three hours thereafter.
County of Sale:	Travis County

Place of Sale:

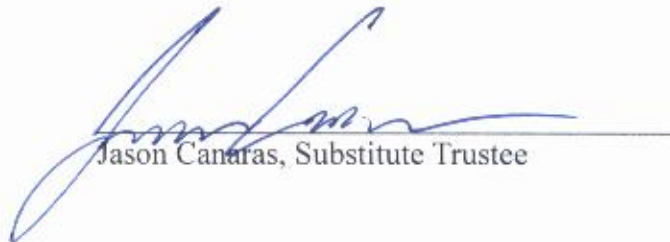
The sale will take place on the west steps of the Travis County Courthouse located at 1000 Guadalupe Street, Austin, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Holder has appointed Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, Tristan Sierra, Haley B. Bray, Jason Canaras, and Emily Chang, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

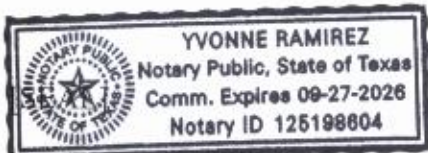
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 10th day of August 2026.



Jason Canaras, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 10th day of August 2026, by Jason Canaras, as Substitute Trustee.



My Commission Expires:

9/27/26

Yvonne Ramirez
Notary Public, State of Texas
Yvonne Ramirez
Printed Name of Notary

After filing return to:

Haley B. Bray
Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201

EXHIBIT A

Description of Land

Tract 1:

10.796 ACRES OF LAND, MORE OR LESS, OUT OF TRACT II, BALCONES VILLAGE SECTION TWELVE-A, A SUBDIVISION AS RECORDED IN CABINET J, SLIDES 389-392 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND PLAT BOOK 89, PAGES 272-275 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CITY OF AUSTIN; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A-1" ATTACHED HERETO:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF TRACT II, BALCONES VILLAGE SECTION TWELVE-A, A SUBDIVISION AS RECORDED IN CABINET J, SLIDES 389-392 OF THAT PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND PLAT BOOK 89, PAGES 272-275 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CITY OF AUSTIN; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at on the north right-of-way line of Balcones Club Drive at the southwest corner of Lot 8, Balcones Village Section II, a subdivision as recorded in Book 7, Page 32 of the Plat Records of Williamson County, Texas and at the most southerly southwest corner of this tract for the most southerly southwest corner and POINT OF BEGINNING of the herein described tract of land;

THENCE, with the common line between this tract and Lots 8 and 7 of the above referenced Balcones Village Section 11, N 07°03'17" W pass at a distance of 114.91 feet the common rear corner of said Lots 8 and 7 of the above referenced Balcones Village Section 11, and continuing on for a total distance of 214.90 feet to a ½" iron rod found at the most southerly corner of Tract 1, of the above referenced Balcones Village Section Twelve-A for the most northerly southwest corner of this tract;

THENCE, with the common line between Tract I and Tract II of said Balcones Village Section Twelve-A the following seven (7) courses:

- (1) N 51°19'51" E a distance of 192.43 feet to a ½" iron rod found;
- (2) S 38°37'11" E a distance of 58.30 feet to a PK nail found;
- (3) N 49°33'35" E a distance of 142.96 feet to a ½" iron rod found;
- (4) S 39°59'08" E a distance of 22.71 feet to a ½" iron rod found;
- (5) N 50°14'50" E a distance of 31.27 feet to a ½" iron rod found;
- (6) N 39°45'11" W a distance of 22.93 feet to an "X" cut in the concrete;
- (7) N 50°14'49" E a distance of 23.25 feet to a "X" cut in concrete on the southwest right-of-way line of U.S. Highway 183, at a point of non-tangent curvature of curve to the left;

THENCE, with the southwest right-of-way line of U.S. Highway 183 the following five (5) courses:

- (1) Along said curve to the left having a radius of 2,301.83 feet, an arc distance of 628.77 feet and a chord which bears S 42°14'29" E a distance of 626.82 feet to a ½" iron rod with cap set at a point of compound curvature of a curve to the left;
- (2) With said compound curve to the left having a radius of 2,442.51 feet, an arc distance of 57.40 feet and a chord which bears S 48°41'35" E a distance of 57.40 feet to a TXDOT brass disk found in concrete at a point of compound curvature of a curve to the left;
- (3) With said compound curve to the left having a radius of 6,014.36 feet, an arc distance of 367.31 feet and a chord which bears S 51°06'59" E a distance of 367.25 feet to an "X" cut in concrete at a point of tangency;
- (4) S 53°19'11" E a distance of 165.44 feet to a ½" iron rod with cap set for an angle point of this tract;
- (5) S 08°14'20" a distance of 42.37 feet to a 60D nail found on the north right-of-way line of Balcones Club Drive for an angle point of this tract;

THENCE, with the north and east right-of-way line of Balcones Club Drive the following five (5) courses:

- (1) S 36°50'31" W a distance of 43.13 feet to a ½" iron rod found at a point of curvature of a curve to the right;
- (2) Along said curve to the right having a radius of 335.56 feet, an arc distance of 637.41 feet and a chord which bears N88°36'39"W a distance of 545.81 feet to a ½" iron rod found at a point of tangency;
- (3) N34°13'09" W a distance of 389.48 feet to a ½" iron rod found at a point of curvature of a curve to the left;
- (4) Along said curve to the left having a radius of 376.01 feet, an arc distance of 413.04 feet and a chord which bears N 65°27'13"W a distance of 392.59 feet to a ½" iron rod found at a point of tangency and
- (5) S 83°01'02" W a distance of 52.76 feet to the POINT OF BEGINNING and containing 10.796-acres (470,278 square feet) of land, more or less.

Tract 2:

Easement Estate for access and parking appurtenant to Tract 1 created in that certain Reciprocal Access and Parking Easement Agreement recorded in Volume 1013, Page 741, Official Records, Williamson County, Texas, and in Volume 8616, Page 189, Deed Records, Travis County, Texas, over and across all of BALCONES VILLAGE SECTION TWELVE - A, a subdivision in Williamson and Travis Counties, Texas, according to the map or plat thereof, recorded in Cabinet J, Slide 389, Plat Records, Williamson County, Texas, and in Volume 89, Page 272, Plat Records, Travis County, Texas; said easement agreement being further affected by Ratification and Extension of Reciprocal Access and Parking Easement Agreement recorded in/under County Clerk's File No. 2013018334, Official Public Records, Williamson County, Texas, and in County Clerk's File No. 2013036756, Official Public Records, Travis County, Texas.