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at 12:22 PM
AUG 11 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

Notice of Trustee's 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 SERVE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Date: August 8, 2025
Original Trustee: Troy Stegemoeller
Grantor: Novak Northline LLC
Beneficiary: Vista Bank
Note Dated: October 7, 2022
Original Principal Sum: \$3,639,000.00
Deed of Trust:

Construction Deed of Trust recorded as Instrument No. 2022117871 in the Official Public Records of Williamson County, Texas.

Property:

The following real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property, including without limitation such rights as Grantor may have in all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Williamson County, Texas:

Lots 9-14, in Block M, of Northline, an addition in the City of Leander, Williamson County, Texas, according to the map or plat thereof recorded in/under Document No. 2022068177 of the Map/Plat Records of Williamson County, Texas.

The Real Property or its address is commonly known as 205, 209, 213, 217, 221, and

225 John Webster Street, Leander, Texas 78641.

County: Williamson

Substitute Trustee: Landon Willess

Trustee's Address: 1508 Texas Avenue, Lubbock, Texas 79401

Date of Sale (first Tuesday of month): September 2, 2025

Time of Sale: Notice is Hereby Given that on the Date of Sale, specifically, such sale to begin outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas at 10:00 o'clock a.m., or not later than three hours after such time, or at such other area designated by the Williamson County Commissioners as the area where sales pursuant to Deeds of Trust are to take place, to the highest bidder for cash.

Landon Willess is the Substitute Trustee under the Construction Deed of Trust and has been appointed by the Beneficiary under the Construction Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and subject to any prior liens. There will be no Warranty relating to title, possession, quiet enjoyment, or the like for the property in this disposition. The sale will begin at the Time of Sale or not later than three hours thereafter.

This Notice of Trustee's Sale is also being sent to:

Novak Northline LLC
1500 Rivery Blvd., Suite 2200
Georgetown, Texas 78628

Novak Northline LLC
Granite Park 6
5525 Granite Park, Suite 700
Plano, Texas 75024

Novak Brothers Development, LLC
Registered Agent of Novak Northline, LLC
1500 Rivery Blvd, Suite 2200
Georgetown, Texas 78628

Jeffrey Ladd Novak, personally
1500 Rivery Blvd, Suite 2200
Georgetown, Texas 78628

State of Texas
Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774-0100

Williamson County Appraisal District
625 FM 1460
Georgetown, Texas 78626

EXECUTED this the 8th day of August, 2025.

Landon Willess
Landon Willess, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF Wichita §

This instrument was acknowledged before me on the 8th day of August, 2025, by Landon Willess as Substitute Trustee on behalf of said entity.



Kayla Jordan
Notary Public, State of Texas