

POSTED

**Vicinta Stafford
Burnet County Clerk**

By Amy Grant

8:42 am, Mar 12 2026

Notice of Foreclosure Sale

February 25, 2026

DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS ("Deed of Trust"):

Dated: June 8, 2023

Grantor: BUBBLES & BARKS HOLDINGS, LLC

Trustee: Thomas J. Colven, III

Lender: Live Oak Banking Company

Recorded in: Filed and Recorded June 9, 2023, 202305576 of the real property records of Burnet County, Texas

Legal Description: FIELD NOTES to accompany a survey plat for a 7.54 acre tract of land out of Jefferson Barton Survey No. 104, Abstract No. 58, Burnet County, Texas, and being out of that certain tract of land described as 10 acres in a deed to Robert Lee Pacini and wife, Olivia Ann Pacini, recorded in Volume 641, Page 322 of the Real Property Records of Burnet County, Texas, and being the same tract of land described as 7.533 acres in a deed to Joe F. Adams and wife Carol S. Adams, recorded in Volume 707, Page 202 of the Real Property Records of Burnet County, Texas.

BEGINNING at a ½" iron rod found at the intersection of the north right-of-way line of F.M. Highway No. 1855, with the east line of Burnet County Road No. 121, for the southwest corner hereof and of said 10.00 acre tract.

THENCE N12°10'19"W (called N12°10'19"W), with the west line hereof and of said 10.00 acre tract, being the east line of said Burnet County Road No. 121, and partially with or near a wife fence, a distance of 591.16 feet (called 591.17 feet) to a 1.2" iron rod found at the base of a fence corner post at the southwest corner of that certain tract of land described as 10.00 acres in a deed to Collier Materials, Inc., recorded in Volume 1022, Page 805 of the Official Public Records of Burnet County, Texas, for the northwest corner hereof and of said 10.00 acre tract;

THENCE, with the north line hereof and of said 10.00 acre tract, being the south line of said 10.00 acre tract recorded in Volume 1022, Page 805, and with or near a wire fence, the following 2 calls:

- 1) N73°20'35"E (called N73°23'15"E), a distance of 313.82 feet (called 314.04 feet) to a ½" iron rod found at the base of a fence post for an angle point hereof;
- 2) N59°45'56"E (called N59°39'44"E), a distance of 244.09 feet (called 243.87 feet) to a ½" iron rod found at a fence corner post at the northwest corner of that certain tract of land described as 12.27 acres in a deed to the William H. Lancet and wife, Rita Lancet, recorded in Volume 1118, Page 581 of the Official Public Records of Burnet County, Texas, for the northeast corner hereof;

THENCE S12°00'06"E (called S12°00'57"E), with the east line hereof, being the west line of said 12.27 acre tract, and with or near a wire fence, a distance of 649.22 feet (called 649.33 feet) to a ½" iron rod found in the north right-of-way line of said F.M. highway No. 1855, being the south line of said 10.00 acre tract recorded in Volume 641, Page 222, and being the southwest corner of said 12.27 acre tract, for the southeast corner hereof, from which a ½" iron rod found at the southeast corner of said 10.00 acre tract recorded in Volume 641, Page 222 bears N73°25'22"E (called 73°23'15"E), a distance of 317.13 feet (called 317.14 feet);

THENCE S73°23'15"W (Basis of Bearings), with the south line hereof and of said 10.00 acre tract recorded in Volume 641, Page 222, being the north right-of-way line of said F.M. Highway No. 1855, partially with or near a wire fence, a distance of 544.62 feet to the place of beginning and containing 7.54 acres.

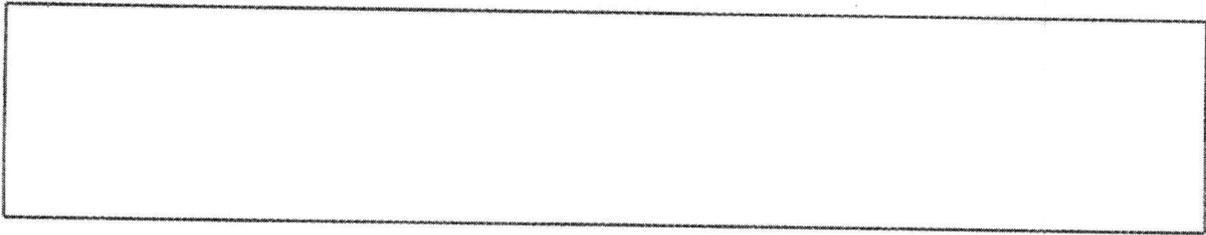
Secures:

Note ("Note") in the original principal amount of \$1,800,000.00, executed by BUBBLES & BARKS HOLDINGS, LLC and BUBBLES & BARKS, LLC ("Borrower") and payable to the order of Lender Live Oak Banking Company



Property:

The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above, and all rights and appurtenances thereto



Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Unconditional Guarantee dated June 8, 2023, and executed by Brianna D. Eggleston in favor of Lender

The Note and all other indebtedness of Borrower to Lender is guaranteed by a Unconditional Guarantee dated June 8, 2023, and executed by Gary M. Eggleston Jr. in favor of Lender

The Note and all other indebtedness of Borrower to Lender is guaranteed by a Unconditional Guarantee dated June 8, 2023, and executed by Jamie P. Eggleston in favor of Lender



Substitute Trustee: Resolve Trustee Services, LLC

Substitute Trustee's Address: 906 W. McDermott Dr., Suite 116-242, Allen, TX 75013

Substitute Trustee: Kristin A. Zilberstein

Substitute Trustee's Address: 370 W Las Colinas Blvd., Suite 220, Irving, TX 75039



Foreclosure Sale:

Date: April 7, 2026

Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: THE AREA ON THE EAST SIDE OF THE COURTHOUSE (OUTSIDE THE COUNTY CLERK'S OFFICE), OR IN INCLEMENT WEATHER THE EAST EAST HALLWAY INSIDE THE COURTHOUSE, OUTSIDE THE DOORWAY TO THE COUNTY CLERK'S OFFICE

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Live Oak Banking Company's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Live Oak Banking Company, the owner and holder of the Note, has requested Substitute Trustees to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Live Oak Banking Company's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Live Oak Banking Company's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.



Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Live Oak Banking Company passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

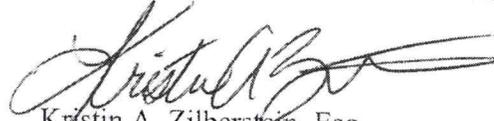
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Live Oak Banking Company. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, [Substitute] Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by [Substitute] Trustee.

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 INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Kristin A. Zilberstein, Esq.

Attorney for Live Oak Banking Company