

After recording, return to:

Jeffrey W. Burnett PLLC
7702 FM 1960 East, Suite 219
Humble, Texas 77346

NOTICE OF TRUSTEE'S SALE

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

EFFECTIVE DATE: July 13, 2026

TRUSTEE: JEFFREY W. BURNETT
7702 FM 1960 East, Suite 219
Humble, Texas 77346

HOLDER: C2R Capital Management, LLC, a Texas limited liability company

BORROWER: HCV Partners LLC, a Texas limited liability company

NOTE: Real Estate Lien Note dated December 19, 2023, in the original principal amount of \$2,017,000.00, payable to the order of Holder, as modified to date

DEED OF TRUST (Burnet County): The following, as modified to date:

Deed of Trust, Security Agreement and Financing Statement, granted by Borrower, dated May 9, 2024, and recorded under Clerk's File No. 202405498, Official Public Records, Burnet County, Texas

Guaranty: The Note is guaranteed by a Guaranty Agreement dated December 19, 2023, and executed by Michael R. Love, as Guarantor, in favor of Lender.

DATE AND TIME OF SALE OF PROPERTY: (first Tuesday of month, at 10:00 a.m. but not later than 1:00 p.m.): **August 4, 2026**

PLACE OF SALE OF PROPERTY (including county): at such area at the courthouse designated by the Commissioners Court of Burnet County, Texas, specifically: the area on the East side of the Courthouse (outside the County Clerk's Office) as the area for public sales of real

estate or in inclement weather the East hallway inside the Courthouse, outside the doorway to the County Clerk's Office.

Because of default in performance of the obligations of the Note, 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 service to the sender of this notice immediately.

JEFFREY W. BURNETT

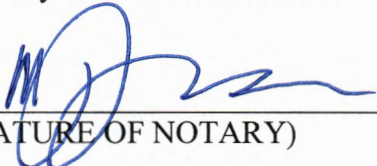
By: _____

Jeffrey W. Burnett
7702 FM 1960 East, Suite 219
Humble, Texas 77346
281-324-1400

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 10th day of July, 2026, by **JEFFREY W. BURNETT.**

Witness my hand and official seal



(SIGNATURE OF NOTARY)

(SEAL)

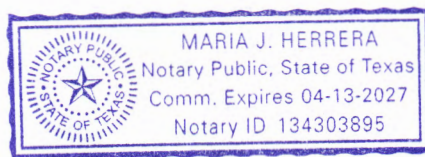


EXHIBIT "A"

FIELD NOTES to accompany a Land Survey plat of a 9.98 acres tract of land situated in the Frances S. Early Survey No. 15, Abstract No. 279 in Burnet County, Texas, and being a portion of Tract 1, called a 37.99 acre tract of land described in a deed to Darrell Eugene Bible and Robin Louise Bible, as recorded in Burnet County Clerk's Document No. 201808826 of the Official Public Records of Burnet County, Texas; Said 9.98 acres of land being more particularly described by metes and bounds.

BEGINNING at a 1/4-inch iron rod set, for the southeast corner hereof, lying in the south line of said 37.99 acre tract and lying in the north line of that called 20.0 acre tract of land, described in a deed to Michael R. Love and Theresa Jo Brewster, as recorded in Volume 856, Page 858 of the Real Property Records of Burnet County, Texas, and being the northwest corner of a 10.88 acre tract of land, surveyed this day, out of said 20.0 acre tract, from which the southeast corner of said 37.99 acre tract bears S 86°23'16" E, passing at a distance of 676.17 feet, the northeast corner of said 20.0 acre tract and said 10.88 acre tract, and the northwest corner of Tract 2, called a 23.509 acre tract of land, described in a deed to D. Eugene Bible and Robin L. Bible, as recorded in Burnet County Clerk's Document No. 201107742 of the Official Public Records of Burnet County, Texas, continuing for a total distance of 1079.54 feet;

THENCE N 86°23'16" W [N 84°59'00" W], with the south line of said 37.99 acre tract and the north line of said 20.0 acre tract, for the south line hereof, a distance of 432.75 feet, to calculated point, lying in the approximate center of Hamilton Creek, for the southwest corner of said 37.99 acre tract, the east line of that called 4.750 acre tract of land, described in a deed to Walter E. Ochs and Edwin W. Grillo, as recorded in Volume 787, Page 728 of the Official Public Records of Burnet County, Texas;

THENCE, [center line of creek] with the west lines of said 37.99 acre tract, and with and along the east lines of said 4.750 acre tract, remainder lines of the lands [now or formerly] in the name of A & C Land Company, Inc., as recorded in Volume 198, Page 399 of the Deed Records of Burnet County, Texas, and that called 10.764 acre tract of land, described in a deed to Vaughn A. Hamilton and Carol T. Hamilton, as recorded in Burnet County Clerk's Document No. 201010069 of the Official Public Records of Burnet County, Texas, the following four (4) calls:

1. N 27°08'33" E [N 28°32' E], a distance of 445.28 feet, to calculated point, for an angle point hereof,
2. N 12°48'27" W [N 11°26' W], a distance of 280.80 feet, to a calculated point, for an angle point hereof,
3. N 08°26'27" W [N 5°04' W], a distance of 189.80 feet, to a calculated point, for an angle point hereof, and
4. N 14°28'27" W [N 13°09' W], a distance of 177.40 feet, to a calculated point, for the northwest corner of said 37.99 acre tract and the southwest corner of Tract No. 2, called a 104.31 acres of land, described in a deed to HBMT Ranch, LTD., as recorded in Volume 979, Page 890 of the Official Public Records of Burnet County, Texas, and further described by metes and bounds in Volume 853, Page 184 of the Official Public Records of Burnet County, Texas,

THENCE S 60°07'13" E [S 58°45' E], with a north line of said 37.99 acre tract and a south line of said 104.31 acre tract, for the north line hereof, a distance of 798.42 feet, to a 1/4-inch iron rod set, for the northeast corner hereof, from which a 1/4-inch iron rod found, for the northeast corner of said 37.99 acre tract and the southeast corner of said 104.31 acre tract bears S 80°07'13" E, a distance of 201.81 feet, a 1/4-inch iron rod found, at an angle point and S 87°45'31" E, a distance of 1804.10 feet;

THENCE, crossing through said 37.99 acre tract, with the east lines hereof, the following two (2) calls:

5. S 24°10'44" W, a distance of 323.76 feet, to a 1/4-inch iron rod set, for an angle point hereof, and
6. S 29°08'39" W, a distance of 417.23 feet, to the Point of Beginning and containing 9.98 acres of land, more or less.