

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WEHREAS, that certain Deed of Trust (the “Deed of Trust”) dated June 23, 2025, from GTG CAPITAL HOLDINGS, LLC (“Borrower”), as Grantor and Richard D. Agnew, Trustee, filed for record on June 24, 2025, as Instrument No: 25-03494 in the Real Property Records of Llano County, Texas, more particularly described therein, which serves as security for a \$460,000.00 promissory note described therein (the “Note”) executed by Borrower.

WHEREAS, default, as the same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on the same is now wholly due; and

WHEREAS, Mantis Capital LP, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 7, 2024, beginning no earlier than 10:00 a.m. or no later three hours thereafter. The sale will be completed by no later than 4:00 p.m. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. The sale will be conducted at the Courthouse of Llano County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Llano County, Texas, which real property is described as follows:

Legal Description: Being 18.119 acres of land out of the Fisher and Miller Survey No. 123, Abstract No. 244 in Llano County, Texas and being all of that certain 12.23 acre tract described in Volume 1374, Page 547 of the Official Public Records of Llano County, Texas and all of that certain 5.88 acre tract described in Volume 1414, Page 545 of said Official Public Records, said 18.119 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in February 2022:

BEGINNING at a 3.5 inch pipe fence corner post found in the east line of County Road 403 for a corner of that certain 26.21 acre tract described in Instrument No. 21-07479 of said Official Public Records, the northwest corner of said 12.28 acre tract and the northwest corner hereof;

THENCE South 88°13.00” East a distance of 1047.07 feet along the south line of said 26.21 acre tract and the north line of said 12.23 acre tract to a 3.5 inch pipe fence corner post found for a corner of said 26.21 acre tract, the northeast corner of said 12.23 acre tract, and the northeast corner hereof;

FORECLOSURE  
FILED FOR POSTING  
*Cecilia McClintock*  
COUNTY CLERK, LLANO COUNTY, TEXAS  
BY *K. Banker* DEPUTY  
DATE 2/17/2026  
TIME 9:00 A

THENCE South 12°21'55" West a distance of 477.21 feet along the east line of said 12.23 acre tract and the west line of said 26.21 acre tract to a ½ inch rod found for the southwest corner of said 26.21 acre tract, the northwest corner of that certain 48.10 acre tract described in Volume 1565, Page 855 of said Official Public Records, the southeast corner of said 12.23 acre tract, the northeast corner of said 5.88 acre tract, and a corner hereof;

THENCE South 12°43'15" West a distance of 393.73 feet long the east line of said 5.88 acre tract and the west line of said 48.10 acre tract to a calculated point for the southeast corner of said 5.88 acre tract, a corner of said 48.10 acre tract, and the southeast corner hereof, and from which an 80d nail found bears South 4°46'40" West a distance of 0.89 feet, a 2.5 inch pipe fence corner post found bears North 19°59'34" West a distance of 2.77 feet and a 2 inch pipe fence end post found bears South 01°40'02" West a distance of 2.94 feet;

THENCE along the south line of said 5.88 acre tract and the north line of said 48.10 acre tract, the following 3 courses:

1. South 89°01'53" West a distance of 395.98 feet to a ½ inch iron rod found with a busted yellow cap;
2. North 32°05'28" West a distance of 84.38 feet to a ½ inch iron rod found with a cap marked "ALS 6224 6332";
3. North 84°24'44" West a distance of 412.50 feet to a ½ inch iron rod found with a cap marked "ALS 6224 6332" in the east line of said County Road 403 for the northwest corner of said 48.10 acre tract, the southwest corner of said 5.88 acre tract and the southwest corner hereof;

THENCE along the east line of said County Road 403, the following 2 courses:

1. North 00°34'04" West a distance of 167.30 feet along the west line of said 5.88 acre tract to a ½ inch iron rod found with a cap marked "RPLS 3103" for the southwest corner of said 12.23 acre tract and the northwest corner of said 5.88 acre tract;
2. North 00°26'34" West a distance of 610.55 feet along the west line of said 12.23 acre tract to the POINT OF BEGINNING containing 18.119 acres of land, more or less.

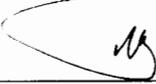
Together with all improvements on the property, all easements, rights appurtenances, rents, royalties, oil and gas rights and profits, water rights, and water stock, all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

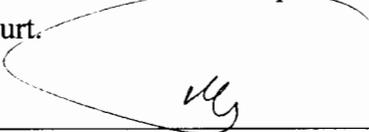
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

IN WITNESS HEROF, this instrument has been executed to be effective February 12, 2026

  
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Richard D. Agnew

### CERTIFICATE OF POSTING

I am Richard D. Agnew whose address is 1519 Westover Rd., Austin, Texas 78703. I declare under penalty of perjury that on February 12, 2026, I filed and/or recorded this Notice of Non-Judicial Sale at the office of the Llano Couty Clerk and caused it to be posted at the location directed by the Llano County Commissioners Court.

  
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Richard D. Agnew

This instrument was acknowledged before me on February 12, 2026 by Richard D. Agnew, Trustee.

NOTARY SEAL:

*Pamela S. Elliott Juarez*  
Notary Public, State of Texas

After Recording, please send to:  
Agnew Partners, LLC  
1519 Westover Rd.  
Austin, Texas 78703

