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FILED FOR RECORD

JUL 11 2023

Nancy E. Ruter

County Clerk, Williamson Co. TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 11, 2023

SUBSTITUTE TRUSTEE: ANGELA ZAVALA, MICHELLE JONES, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: October 15, 2021

Grantor: ASHBY SIGNATURE HOMES, LLC, a Texas limited liability company

Beneficiary: EA RIVERVIEW FUND, LLC

Beneficiary's Mailing Address: 1001 Cypress Creek Road, Ste. 203
Cedar Park, Texas 78613

Trustee: JOSHUA A. SCHROEDER

Recording Information: Document No. 2021157803, Official Public Records,
Williamson County, Texas

Property:

Lot 156R, Block C, AMENDING PLAT OF CIMMARON HILLS COUNTRY CLUB PHASE TWO LOT 126-128, 141-147, 150-156, 160-161, BLOCK C, according to the map or plat thereof, recorded in Document No. 2021196382, Official Public Records, Williamson County, Texas.

It being the same property formerly described as:

Lots 155 and 156, Block "C" of CIMMARON HILLS COUNTRY CLUB PHASE TWO, a subdivision of Williamson County, Texas, according to the map or plat thereof recorded in under Document No. 20215063062, Official Public Records, Williamson County, Texas, together with all personal property.

NOTE:

Date: September 29, 2021

Amount: \$2,500,000.00



Debtor: ASHBY SIGNATURE HOMES, LLC, a Texas limited liability company

Holder: EA RIVERVIEW FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, August 1, 2023, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

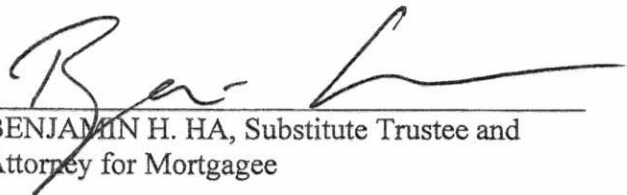
At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

Mortgagee 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, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN H. HA, Substitute Trustee and
Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088