

FILED FOR RECORD

NOV 13 2023

Nancy E. Roster
County Clerk, Williamson Co. TXNOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All property (real, personal or otherwise) described in the Deed of Trust, including, but not limited to, the real property more particularly described as follows: **being the real property situated in City of Hutto, Williamson County, Texas, as more particularly described on Exhibit "A" attached hereto and made a part hereof**, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein (the "Property").

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, December 5, 2023**

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 P.M.**

Place: **Outside the northeast lower level door of the Williamson County Justice Center located at 405 MLK Street, Georgetown, Texas, or as designated by the county commissioners.**

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale. The sale will be conducted by Clay Thompson, alternate substitute trustee, or Shane Best, alternate substitute trustee.

3. Terms of Sale. 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Breckenridge SFR Hutto, LLC, a Delaware limited liability company ("Debtor"), to Kevin Hood, Trustee for the benefit of Texas Bank and Trust Company, dated August 20, 2021 and recorded under Instrument Number 2021126842 in the Real Property Records of Williamson County, Texas ("Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note ("Note") in the original principal amount of \$2,873,000.00, executed by Debtor and payable to the order of Texas Bank and Trust Company, and all renewals, modifications and extensions of the Note. Texas Bank and Trust Company is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Texas Bank and Trust Company
Attn: Anna Laughlin
300 E. Whaley
Longview, Texas 75601
(972) 470-1500

6. Default and Request To Act. Default has occurred under the Deed of Trust and Security Agreement, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale. Lender has appointed Clay Thompson and Shane Best, as substitute trustees.

DATED November 9, 2023.



Clay Thompson, Substitute Trustee
P.O. Box 3188
Longview, Texas 75606
Telephone: (903) 237-5502

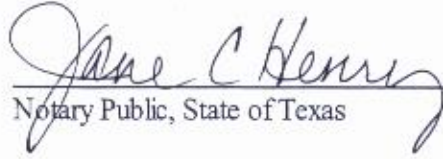
Loan #15056075

STATE OF TEXAS

COUNTY OF GREGG

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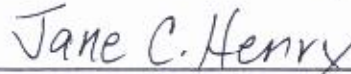
The foregoing instrument was acknowledged before me by Clay Thompson, Substitute Trustee, on the 9 day of November, 2023.



Notary Public, State of Texas

My Commission Expires:

2-23-27



(Printed Name of Notary)

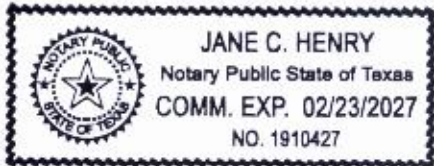


Exhibit A

BEING a 36.624 acre (1,595,340 square feet) tract of land situated in the William Gatlin Survey No. 23, Abstract No. 271, City of Hutto, Williamson County, Texas; and being a portion of a tract called 40.846 acres in instrument to Stuart Gregory Farley recorded in Document No. 2006032605 of the Official Public Records of Williamson County; said 40.846 acres being the same tract described by metes and bounds in Document No. 2003028462 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING at a Type II TxDOT right-of-way monument found on the easterly boundary F.M. 1660 (variable width public right-of-way) and the southerly boundary of Lot 7, Block H of Glenwood Subdivision Phase One, plat of which is recorded in Document No. 2003022092 of the Official Public Records of Williamson County, marking the northeast corner of that certain 4.2031 acre Parcel 01 described in Lis Pendens as The State of Texas vs. Stuart Gregory Farley, recorded in Document No. 201602005 of the Official Public Records of Travis County, and marking the northwest corner of the herein described tract;

THENCE, South 82°37'17" East, 2312.18 feet along the southerly boundary of said Glenwood Subdivision Phase One to a 1/2-inch iron rod (w/cap stamped "AMERI SURVEYORS") found on the southerly boundary of Lot 26, Block F of Glenwood Subdivision Phase 2A, plat of which is recorded in Document No. 200500945 of the Official Public Records of Williamson County, marking the northwest corner of that certain 16.813 acre tract described in instrument to Francisco J. and Martha G. Perez, recorded in Document No. 2015079930 of the Official Public Records of Williamson County, and marking the northeast corner of the herein described tract;

THENCE, South 07°57'03" West; at 628.68 feet passing the northwest corner of that certain 0.623 acre tract described in instrument to Williamson County Emergency Services #3, recorded in Document No. 2005001732 of the Official Public Records of Williamson County; continuing for a total distance of 929.99 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set on the northeasterly right-of-way line of aforesaid F.M. 1660 marking the southern-most northeast corner of aforesaid 4.2031 acre Parcel 01, and marking the southeast corner of the herein described tract;

THENCE, over and across the aforesaid 40.846 acre tract, and along the northeasterly right-of-way line of said F.M. 1660, same being the northeasterly boundary of the said 4.2031 acre tract, the following ten (10) courses and distances:

1. North 75°35'21" West 5.67 feet to a Type II TxDOT right-of-way monument found for corner;
2. South 56°06'46" West 33.26 feet to a Type II TxDOT right-of-way monument found for corner;
3. North 75°35'21" West 569.11 feet to a Type II TxDOT right-of-way monument found at a point of curvature;
4. in a northwesterly direction along a tangent curve to the right having a central angel of 10°18'00", a radius of 1415.00 feet, a long chord bearing and distance of North 70°26'21" West, 254.03 feet, and a total arc length of 254.37 feet to a Type II TxDOT right-of-way monument found at a point of tangency;
5. North 65°17'21" West; at 3.59 feet passing a found 1/2-inch iron rod (w/green plastic cap); continuing for a total distance of 614.73 feet to a Type II TxDOT right-of-way monument found for corner;
6. North 20°17'21" West 35.36 feet to a Type II TxDOT right-of-way monument found for corner;
7. North 65°17'21" West 70.00 feet to a Type II TxDOT right-of-way monument found for corner;
8. South 69°42'39" West 35.36 feet to a Type II TxDOT right-of-way monument found for corner;
9. North 65°17'21" West 304.17 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set at a point of curvature;
10. in a northwesterly direction along a tangent curve to the right having a central angel of 61°15'35", a radius of 685.00 feet, a long chord bearing and distance of North 34°39'33" West 698.00 feet, and a total arc length of 732.39 feet to the POINT OF BEGINNING and containing 36.624 acres of land in Williamson County, Texas.