

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

DATE: November 13, 2023

PROMISSORY NOTE: Real Estate Lien Note described as follows:

Date: March 31, 2021

Maker: Ashby Signature Homes, LLC

Payee: VeraBank, N.A.

Principal Amount: \$1,108,000.00

NOV 13 2023
Nancy E. Ristan
 County Clerk, Williamson Co. TX

DEED OF TRUST: Deed of Trust Security Agreement-Financing Statement described as follows:

Date: March 31, 2021

Grantor: Ashby Signature Homes, LLC

Trustee: Jonathan Voight

Beneficiary: VeraBank, N.A.

Recording Information: Recorded in/under Instrument #2021047533 of the Official Public Records of Williamson County, Texas.

LENDER: VeraBank, N.A.

BORROWER: Ashby Signature Homes, LLC

PROPERTY: Lot 10, Block "A", of THE PENINSULA, a subdivision in Williamson County, Texas, according to the map or plat of recorded under Document No. 2020166686, Official Public Records, Williamson County, Texas.

TRUSTEE: Jonathan Voight

TRUSTEE'S MAILING ADDRESS: 902 Palm Valley Boulevard, Round Rock, Texas
78664

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

December 5, 2023, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Outside the Northeast lower lever door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas, or as designated by the County Commissioner's Office.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

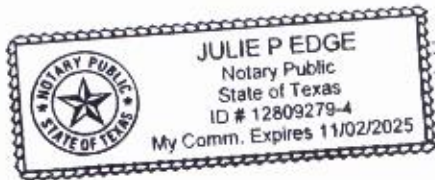
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

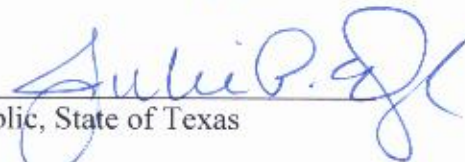

Jonathan Voight, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on November 13, 2023, by Jonathan Voight, Trustee.




Notary Public, State of Texas