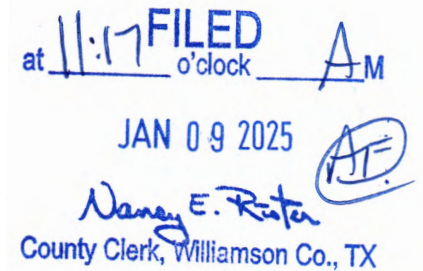


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Notice of Foreclosure Sale

January 9, 2025

Deed of Trust ("Deed of Trust"):

Dated: December 19, 2022

Grantor: JJacobs Enterprises, LLC

Trustee: John W. Pleuthner

Lender: Starlight Village, LLC

Recorded in: Document No. 2022140682 of the Official Public Records of Williamson County, Texas

Secures: Balloon Promissory Note (the "Promissory Note") dated December 19, 2022 in the original principal amount of \$608,073.26, executed by Janie S. Jacobs and Tony L. Jacobs ("Borrower") and payable to the order of Lender.

Property: Unit 27, ("Unit 27") and Unit 5 ("Unit 5") together with the undivided interest in and to the Common Elements appurtenant thereto, of Starlight Village Condominiums, a condominium project in Williamson County, Texas according to the Declaration of Condominium recorded in Document No. 2016061613, Official public Records of Williamson County, Texas as amended in Document No. 2017062281 and Document No. 2017067711, Official Public Records of Williamson County, Texas

Foreclosure Sale:

Date: Tuesday, February 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Designated location is located outside the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas,

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Starlight Village, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Starlight Village, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Starlight Village, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Starlight Village, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law and subject to the Prior Liens..

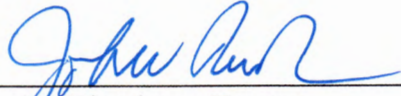
If Starlight Village, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Starlight Village, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



John W. Pleuthner, Trustee
3508 Far West Blvd., Ste. 190
Austin, Texas 78731
Telephone (512) 345-1559
Telecopier (512) 345-5958

Please note:

The Deed of Trust is subject to the following:

As to Unit 27 only:

Deed of Trust Security Agreement-Financing Statement and Assignment of Leases:
Recorded: Document No. 2021030013, Official Public Records of Williamson County, Texas
Grantor: J Jacobs Enterprises, LLC, a Texas limited liability company
Trustee: John W. Pleuthner
Beneficiary: Starlight Village, LLC, a Texas limited liability company
Amount: \$650,000.00
Dated: February 2, 2021

As to Unit 27 only:

Deed of Trust Security Agreement-Financing Statement and Assignment of Leases:
Recorded: Document No. 2021133661, Official Public Records of Williamson County, Texas
Grantor: J Jacobs Enterprises, LLC, a Texas limited liability company
Trustee: John W. Pleuthner
Beneficiary: Starlight Village, LLC, a Texas limited liability company
Amount: \$450,000.00
Dated: August 23, 2021

As to both Unit 27 and Unit 5:

Deed of Trust Security Agreement-Financing Statement and Assignment of Leases:

Recorded: Document No. 2022140681, Official Public Records of Williamson County, Texas

Grantor: J Jacobs Enterprises, LLC, a Texas limited liability company

Trustee: John W. Pleuthner

Beneficiary: Starlight Village, LLC, a Texas limited liability company

Amount: \$350,000.00

Dated: December 19, 2022

As to Unit 5 only:

Deed of Trust Security Agreement-Financing Statement and Assignment of Leases:

Recorded: Document No. 2019195655, Official Public Records of Williamson County, Texas

Grantor: J Jacobs Enterprises, LLC, a Texas limited liability company

Trustee: John W. Pleuthner

Beneficiary: Starlight Village, LLC, a Texas limited liability company

Amount: \$450,000.00

Dated: December 27, 2021