

FILED
at 9:30 o'clock A M

JAN 15 2025

MG

Nancy E. Rosta
County Clerk, Williamson Co., TX

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **ASHBY SIGNATURE HOMES, LLC**, a Texas limited liability company ("Mortgagor"), executed and delivered to **JOSHUA A. SCHROEDER** (the "Original Trustee") for the benefit of **LCD LENDING, LLC**, a Texas limited liability company ("Mortgagee"), whose street address is 920 Jennings Branch Road, Georgetown, Texas 78633, Attn: Lane M. McLaughlin, that certain Deed of Trust, Security Agreement, Assignment of Rents and Financing Statement (as same may have been heretofore extended, renewed, modified and/or restated, the "Deed of Trust"), dated March 29, 2022, recorded on April 01, 2022 as Document No. 2022041254, Official Public Records of Williamson County, Texas, to secure that certain Promissory Note (together with any and all modifications, amendments, extensions, renewals, restatements and/or replacements thereof, the "Note") dated of even date with the Deed of Trust, in the principal sum of \$700,000.00, executed by Mortgagor and payable to Mortgagee, and all other indebtedness, liabilities, and obligations (collectively, the "Indebtedness") described in the Note, that certain Loan Agreement dated of even date with the Deed of Trust, between Mortgagee and Mortgagor, and all other documents evidencing, securing or governing the Indebtedness (collectively, the "Loan Documents"); and

WHEREAS, to secure the Indebtedness, the Deed of Trust created a lien on, among other things that certain land (the "Land") situated in Williamson County, Texas, as more particularly described on Exhibit A hereto, and any improvements thereon in favor of Mortgagee (the "Mortgaged Property"); and

WHEREAS, a default has occurred in the payment of the Indebtedness evidenced by the Note and secured by the Deed of Trust and the same has fully matured and is now wholly due and payable; and

WHEREAS, Mortgagee has made demand upon Mortgagor to pay to Mortgagee the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, pursuant to and in accordance with the authority of Section 51.0075(c) of the Texas Property Code and the Deed of Trust, Mortgagee has appointed Heath Pennington, and James G. Ruiz, each with a street address of 600 W. 5TH Street, Suite. 900, Austin, TX 78701, and Marina M. Walker, with a street address of 500 Winstead Bldg., 2728 N. Harwood St., Dallas, Texas 75201, individually and severally, and not jointly (collectively, the "Substitute Trustees" or, severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustee in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Deed of Trust to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Mortgagee, as the beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed, appropriate

notice and to sell the Mortgaged Property, to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 4, 2025 (the "Foreclosure Date"), no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Mortgaged Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area, which area was designated by the Commissioner's Court of said County: Northeast lower-level door of Williamson County Justice Center, 405 Martin Luther King Street, Georgetown, TX 78626, or such other area as such Commissioner's Court may designate for the subject sale; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

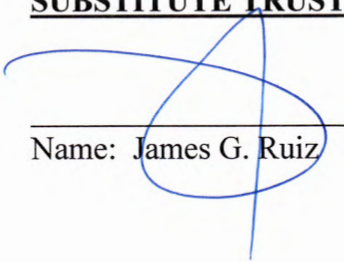
If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving, or within the last nine (9) months have served, 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.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of January 14, 2024.

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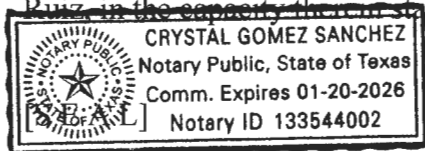
SUBSTITUTE TRUSTEE:



Name: James G. Ruiz

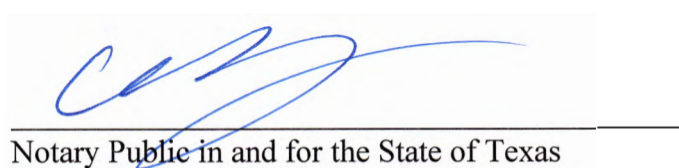
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was ACKNOWLEDGED before me on January 14, 2025, by James G. Ruiz in the capacity therein stated.



My Commission Expires:

01/20/2026



Notary Public in and for the State of Texas

Crystal Gomez Sanchez

Printed Name of Notary Public

EXHIBIT A

Land

Lot 1, Block "A", of SOUTHLAKE RANCH, a subdivision in Williamson County, Texas,
According to the map or plat recorded under Document No. 2021129146, Official Public Records,
Williamson County, Texas.