

JAN 08 2024

Nancy E. Ruster

County Clerk, Williamson Co., TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 8, 2024

NOTE: Real Estate Lien Note described as follows:

Date: November 15, 2022

Maker: Cash Home Investors, LLC,
A Texas Limited Liability Company

Payee: Nexus Series B, LLC,
A Delaware Limited Liability Company

Original
Principal
Amount: \$395,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: November 15, 2022

Grantor: Cash Home Investors, LLC,
A Texas Limited Liability Company

Trustee: John M. Taylor or Cody R. Coughlin
of Taylor & Coughlin, PLLC, Trustee

Beneficiary: Nexus Series B, LLC,
A Delaware Limited Liability Company

Recorded: Document Number **2022131348**, in the Official Public Records of
Williamson County, Texas.

LENDER: Nexus Series B, LLC
A Delaware Limited Liability Company

BORROWER: Cash Home Investors, LLC,
A Texas Limited Liability Company

PROPERTY: The real property described as follows:

Lot 12, Block P, VILLAGE TWENTY AT ANDERSON MILL PHASE TWO, a subdivision in Williamson and Travis Counties, Texas, according to the map or plat recorded in Cabinet E, Slide 38, of the Plat Records of Williamson County, Texas, and in Volume 81, Page 207, Plat Records of Travis County, Texas. (Said lot lies wholly in Williamson County, Texas).

TRUSTEE: John M. Taylor or Cody R. Coughlin
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 1317 Rosewood Avenue, Austin, Texas 78702

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

February 6, 2024, the first Tuesday of the month, to commence at **10:00 AM**, or no later than three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SALE WILL TAKE PLACE AT THE NORTHEAST SIDE OF THE JUSTICE CENTER ANNEX AT 405 MARTIN LUTHER KING, GEORGETOWN, TEXAS, 78626 IN WILLIAMSON COUNTY, TEXAS, OR, IF THE PRECEDING AREA(S) IS/ARE NO LONGER THE AREA(S) DESIGNATED BY THE WILLIAMSON COUNTY COMMISSIONER'S COURT, AT THE AREA MOST RECENTLY DESIGNATED BY THE WILLIAMSON COUNTY COMMISSIONER'S COURT.**

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

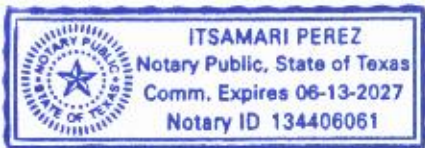
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to 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 that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about 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 will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of January 8, 2024.


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 8th day of **January, 2024**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.




Notary Public, State of Texas

After recording, please return original to:
Taylor & Coughlin, PLLC
1317 Rosewood Avenue,
Austin, Texas 78702