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DEC 04 2025

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

County Clerk, Williamson Co., TX

**Date:** December 2, 2025

**Deed of Trust:**

Date: September 15, 2025  
Grantor: LDC Capital Holdings LLC, a Wyoming limited liability company  
Trustee: Ben De Leon, Esq., his successors and assigns  
Lender: Bradley Brown, an individual  
Recording Information: Amended Deed of Trust ("DOT") recorded as Document No. 2025073135, Official Public Records of Williamson County, Texas, from Grantor to Ben De Leon, Esq., Trustee, his successors and assigns, for the benefit of Lender, as Mortgagee  
Legal Description: Lot 24, Block A of the FINAL PLAT OF RANCHO SIENNA SECTION 13A AND 13B, a subdivision in Williamson County, Texas according to the map or plat of record in Document No. 2019011306 Official Public Records of Williamson County, Texas.  
Secures: Secured Promissory Note dated May 9, 2025 (the "Note"), in the original principal amount of \$353,000.00, executed by Grantor and payable to Lender

**Foreclosure Sale:**

Date: Tuesday, January 6, 2026  
Time: 1:00 p.m. or within three (3) hours thereafter  
Place: Williamson County, Texas at the following location: Williamson County Justice Center at 405 MLK Street, Georgetown, Texas 78626, or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code at the place where foreclosure sales are to take place, or as designated by the Williamson County Commissioner's Court.  
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.

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations of the DOT that secures the Note. Because of that default, Mortgagee, the owner and holder of the Note and Deed of Trust lien under Texas Property Code Section 51.002, has requested that Trustee, any of Trustee's substitutes, successors and assigns, sell the Property according to the terms of the DOT and applicable law.

The DOT may encumber both real and personal property. Formal notice is hereby given of Mortgagee's election to proceed against and sell both the real property and any personal property described in the DOT in accordance with Mortgagee's rights and remedies under the DOT and Section 9.604(a) of the Texas Business and Commerce Code.

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, Trustee, or any other substitute trustee Mortgagee may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the DOT and applicable law. 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 DOT.

If Mortgagee 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 DOT and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the DOT, 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 DOT. 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 DOT by Mortgagee. 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 DOT. 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, such as qualifying bidders for accepting that bidder's bid, including but not limited to requiring some or all bidders to show proof of good funds. Trustee may reject bids made by bidders, bidding groups, or employees of bidding groups that have a prior history of bidding in bad faith. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

## **NOTICE**

**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.**

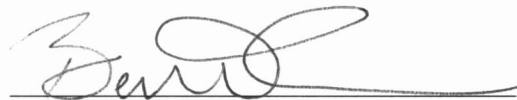
**THIS INSTRUMENT APPOINTS THE SUBSITUTE TRUSTEE(S)**

**IDENTIFIED TO SELL THE ROPERTY DESCRIBED IN THE DOTSA  
IDENTIFED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE  
IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR  
MORTGAGE SERVICER.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Mortgagee's Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby appoint and designate Ben De Leon, Anne Grigg, Of Counsel, Yunus Aricanli, Alan Winograd, Of Counsel, De Leon Law, PLLC, or De Leon Law, PLLC, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is: 2705 Bee Caves Road, Suite 225, Austin, TX 78746.

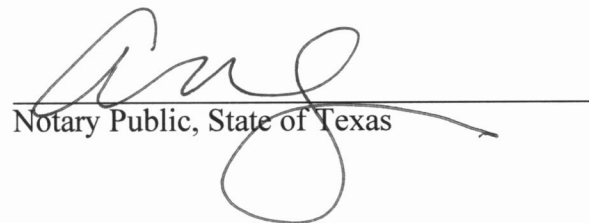
EXECUTED on December 2, 2025.



Benjamin S. De Leon  
Texas Bar No. 24048426  
De Leon Law, PLLC  
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Austin, Texas 78746  
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Fax: (512) 610-1554  
Email: ben@bsdlawgroup.com  
Attorney for Mortgagee

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

Before me, the undersigned notary, on this 2nd day of December, 2025, personally appeared Benjamin S. De Leon, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.



Notary Public, State of Texas

