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Notice of Substitute Trustee Sale

at 2:15 FILED o'clock P M
DEC 12 2024 MG
Nancy E. Ruter
County Clerk, Williamson Co., TX

F24-00302 TX
5973725082

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **01/07/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Williamson** County, TX at the following location: **Outside the Northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, TX.,** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description: See Exhibit "A"

APN: R551735

Commonly known as: **1401-1411 N. Highway 183, Leander, TX 78641**

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated 03/29/2018 (the "Deed of Trust") and recorded in the office of the County Clerk of Williamson County, Texas, recorded on 04/12/18 as Document No. 2018030678 of the Real Property Records of Williamson County, Texas.

Trustor(s):	MANHATTAN BEACH MODERN LLC, a(n) California limited liability company	Original Beneficiary:	GREAT LAKES CREDIT UNION, a Illinois state chartered credit union
Current Beneficiary:	GREAT LAKES CREDIT UNION, a Illinois state chartered credit union	Loan Servicer:	Extensia Financial LLC
Current Substituted Trustees:	Angela Zavala, Michelle Jones, Richard Zavala, Jr, Sharlet Watts, Cherie Maples or Michele Sanders		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$6,416,000.00, executed by MANHATTAN BEACH MODERN LLC, a(n) California limited liability company, and payable to the order of GREAT LAKES CREDIT UNION, a Illinois state chartered credit union; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MANHATTAN BEACH MODERN LLC, a(n) California limited liability company. GREAT LAKES CREDIT UNION, a Illinois state chartered credit union is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.


NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

GREAT LAKES CREDIT UNION, a Illinois state chartered credit union
c/o Extensia Financial LLC
9301 Corbin Ave, Suite 1200
Northridge, CA 91324
Attn: Commercial Loan Dept
Walker F. Crowson
WCrowson@swlaw.com
(602) 382-6298

Dated: _____

Angela Zavala, Michelle Jones, Richard Zavala, Jr, Sharlet Watts, Cherie Maples
or Michele Sanders



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505 3831

AFTER RECORDING, PLEASE RETURN TO:
Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

Certificate of Posting

I, Angela Zavala do hereby certify that I am a citizen of the United States of America, over the age of 18 years, and competent, to be a witness relating to the matters herein

I declare under penalty of perjury that on Dec 12, 2024 I filed the Notice of Sale at the office of the Williamson County Clerk and caused same to be posted at the Williamson County courthouse.

Signature: Angela Zavala

Declarants Name: Angela Zavala

Date: DEC 12 2024

EXHIBIT "A" - LEGAL DESCRIPTION

BEING ALL OF LOT 11B OF GATEWAY SUBDIVISION, LOT 11 REPLAT, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2016111515, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A 5.563 ACRE (242,343 SQ FT) TRACT OF LAND, BEING PORTION OF LOT 11 OF THE GATEWAY SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET DD, SLIDES 260-264 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING PORTION OF THE SAME TRACT OF LAND CONVEYED TO HAYDEN ASSETS I, LLC IN WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2012085514 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES BASED ON TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83):

BEGINNING AT A ½-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11, COMMON WITH THE SOUTHWEST CORNER OF LOT 6 AND BEING IN THE NORTH LINE OF LOT 1 OF SAID GATEWAY SUBDIVISION;

THENCE, SOUTH 68°51'04" WEST, 653.18 FEET, ALONG THE SOUTH LINE OF LOT 11 AND NORTH LINE OF LOT 1 TO A ½-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND FOR ANGLE POINT OF LOT 11 AND NORTHWEST CORNER OF LOT 1;

THENCE, SOUTH 21°08'56" EAST, 835.25 FEET, ALONG THE EAST LINE OF LOT 11 AND WEST LINE LOT 1, TO A ½-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND FOR THE SOUTHEAST CORNER OF LOT 11, SOUTHWEST CORNER OF LOT 1, AND BEING IN THE NORTH RIGHT OF WAY LINE OF CRYSTAL FALLS PARKWAY (ROW VARIES);

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, WITH RADIUS OF 5,695.47 FEET, ARC LENGTH OF 15.83 FEET, DELTA ANGLE OF 0.16°, AND CHORD BEARING SOUTH 70°05'34" WEST, 15.83 FEET, ALONG SAID NORTH RIGHT OF WAY LINE, TO A ½" IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND;

THENCE, SOUTH 70°10'38" WEST, 0.70 FEET, CONTINUING ALONG SAID NORTH RIGHT OF WAY TO A ½-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 11 AND BEING A CUT BACK CORNER FOR GLASS DRIVE;

THENCE, NORTH 65°21'22" WEST, 28.56 FEET, ALONG SAID LOT 11 CUT BACK CORNER TO A ½-INCH IRON ROD WITH CAP STAMPED "RPLS 5687" FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 11, ALSO BEING AT THE EAST RIGHT OF WAY OF GLASS DRIVE (50 FEET WIDE);

THENCE, NORTH 20°53'51" WEST, 1126.05 FEET, ALONG THE WEST LINE OF LOT 11 AND SAID RIGHT OF WAY, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ATKINS" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 68°51'04" EAST, 684.68 FEET, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ATKINS" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE EAST LINE OF LOT 11 AND WEST LINE OF GATEWAY SUBDIVISION LOT 7;

THENCE, SOUTH 21° 08' 56" EAST, 311.62 FEET, ALONG SAID EAST LINE OF LOT 11 AND WEST LINE OF LOTS 7 AND 6, TO THE **POINT OF BEGINNING** AND CONTAINING 5.563 ACES (242,343 SQ FT) IN WILLIAMSON COUNTY, TEXAS.

APN: R551735

PROPERTY ADDRESS: 1401 - 1411 N HIGHWAY 183, LEANDER, TX 78641