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at 10:39 FILED A o'clock M

DEC 16 2024 MG

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF WILLIAMSON   §

WHEREAS, by that certain Deed of Trust dated August 9, 2022, filed of record as Document Number 2022-095576 in the Official Public Records of WILLIAMSON County, Texas, as amended and modified from time to time (the "Deed of Trust"), AUSTIN75 LLC, a Texas limited liability company, as Grantor ("Grantor"), conveyed to ROLAND LOVE, as Trustee, for the benefit of STEARNS BANK NATIONAL ASSOCIATION ("Lender"), certain real property situated in WILLIAMSON County, Texas, being more commonly known as 202.8914 Acres CR 201, Liberty Hill, TX 78642, and being more particularly described as follows (the "Property"):

See the attached **Exhibit A**, which is attached to this Notice of Substitute Trustee's Sale and made a part of this Notice of Substitute Trustee's Sale as if fully set forth herein, together with all structures, buildings, improvements, fixtures, rights and appurtenances thereunto and all personal property located on said real property or affixed to, attached to, placed upon, or used in connection with the use, occupancy or operation of said real property, as more particularly described and conveyed in the Deed of Trust;

to secure the payment of all obligations of Grantor under that certain Note dated August 9, 2022, and Business Loan Agreement dated August 9, 2022, executed by Grantor, in favor of Lender, as amended by those certain Change in Terms Agreements dated November 21, 2022, January 20, 2023, May 11, 2023, November 9, 2023, and May 9, 2024, and to secure payment and performance of all future advances and other obligations that Grantor (or any successor in interest to Grantor) may agree to pay and/or perform (whether as principal, surety, or guarantor) to for the benefit of Lender however evidenced (collectively referred to herein as the "Secured Obligations"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of ROLAND LOVE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, the Substitute Trustee's address is in care of: Jessie Manzewitsch Pulero, Bradley Arant Boult Cummings LLP, JPMorgan Tower, 600 Travis Street, Suite 5600, Houston, Texas 77002; and

WHEREAS, default has occurred under the terms of the Secured Obligations secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, therefore, Lender as the owner and holder of said indebtedness has requested the Substitute Trustee to sell the Property to satisfy same; and

WHEREAS, the Deed of Trust may encumber both real and personal property, and formal notice is now given of Lender's election to proceed against and sell both the real property and personal

property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2025**, at no earlier than 10:00 a.m. and no later than 1:00 p.m., the undersigned will sell the Property at the County Courthouse of WILLIAMSON COUNTY, TEXAS. The sale will be conducted in the area designated by the County Commissioner's Court as the location where foreclosure sales are to take place pursuant to Section 51.002 of the Texas Property Code: the northeast lower level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas, 78626; or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court as the location where foreclosure sales are to take place pursuant to Section 51.002 of the Texas Property Code. If no area has been so designated, the sale will occur at the place where this notice was posted. The Property will be sold by public auction to the highest bidder for cash.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any express or implied warranties (except as to the warranties (if any) provided for under the Deed of Trust) and with all faults, and the Property shall be **ACCEPTED SUBJECT TO** any and all restrictions, covenants, conditions, agreements, assessments, maintenance charges, liens, leases, easements, previously conveyed or reserved mineral interests, to the extent that any of the aforementioned relating to the Property are still in effect and are shown of record.

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

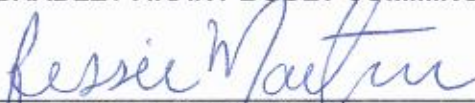
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS MY HAND this 10th day of December, 2024.

*/s/ Jessie Manzewitsch Pulero*

Jessie Manzewitsch Pulero, as Substitute Trustee

**BRADLEY ARANT BOULT CUMMINGS LLP**



Jessie Manzewitsch Pulero  
State Bar of Texas No. 24125659  
JPMorgan Tower  
600 Travis Street, Suite 5600  
Houston, Texas 77002  
(713) 576-0300 [phone]  
(713) 576-0301 [facsimile]  
[jmanzewitsch@bradley.com](mailto:jmanzewitsch@bradley.com)

**ATTORNEYS FOR LENDER  
STEARNS BANK NATIONAL ASSOCIATION**

EXHIBIT A

Legal Description of Land

**TRACT 1:**

**Parcel 1: 25.62 acres of land, more or less, out of the RICHARD WEST SURVEY, ABSTRACT NO. 643, situated in Williamson County, Texas and being more particularly described by metes and bounds on Exhibit A-1 attached hereto**

**Parcel 2: Being a total of 82.32 acres of land, more or less, situated in the RICHARD WEST SURVEY, ABSTRACT NO. 643, Williamson County, Texas, being the remainder of a called 84.3804 acre tract described in a Warranty Deed with Vendor's Lien to Chester Park and Vicki Park recorded in Document No. 199771034, Official Records, Williamson County, Texas. Said 82.32 acre tract being more particularly described by metes and bounds description in Exhibit A-2 attached hereto and made a part hereof.**

**Parcel 3: Being 84.93 acres of land, more or less, out of the RICHARD WEST SURVEY ABSTRACT NO. 643, in Williamson County, Texas, and being all of that called 15.00-acre tract the same tract conveyed in a Special Warranty Gift Deed recorded under Document No. 2015075888, and all of the remainder of a called 94.57-acre tract described in the Special Warranty Deeds recorded under Document Numbers 2015075886 and 2015075887, all of Official Public Records, Williamson County, Texas; said 84.93 acres being more particularly described by metes and bounds on Exhibit A-3 attached hereto and made a part hereof.**

**Parcel 4: Being 10.00 acres, more or less, situated in the Richard West Survey, Abstract No. 643, in Williamson County, Texas, conveyed to Coy and Melisa Lechow in that Warranty Deed with Vendor's Lien recorded in Document No. 9740995, O.R.W.C.T.; said 10.00 acres being more particularly described by metes and bounds on Exhibit A-4 attached hereto and made a part hereof.**

**TRACT 2:**

**Non-exclusive right-of-way and easement for the purposes of ingress and egress out of that certain 0.07 acre tract of land, more or less, out of the RICHARD WEST SURVEY, ABSTRACT NO. 643, situated in Williamson County, Texas and being more particularly described by metes and bounds in Deed recorded in Volume 787, Page 783, Deed Records, Williamson County, Texas, to which reference is hereby made.**

**TRACT 3:**

**Access easement for ingress and egress purposes, over, across and through that certain 1.8975 acres of land, more or less, out of the RICHARD WEST SURVEY, ABSTRACT**

**NO. 643, Williamson County, Texas, and being more particularly described by metes and bounds on Exhibit "B" attached to the Warranty Deed with Vendor's Lien recorded under Document No. 199971034, Official Public Records, Williamson County, Texas, to which reference is hereby made.**

**TRACT 4:**

**Easement estate in and to that certain called 3.73 acres, more or less, out of the RICHARD WEST SURVEY ABSTRACT NO. 643, in Williamson County, Texas, and being created in the Warranty Deed recorded in Volume 816, Page 349, Deed Records, Williamson County, Texas, to which reference is hereby made.**

**TRACT 5:**

**Easement estate in and to the northerly 50' of a called 0.343-acre tract, out of the RICHARD WEST SURVEY ABSTRACT NO. 643, in Williamson County, Texas, and being described in the Easement Agreements recorded under Document Numbers 9862483 and 9862484, Official Records, Williamson County, Texas, to which reference is hereby made.**