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at 2:30 FILED o'clock M
DEC 16 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 16, 2025

SUBSTITUTE TRUSTEE: ANGELA ZAVALA, MICHELLE JONES, SHARLET WATTS,
BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: January 31, 2025

Grantor: **HALSEY DR LAND AUSTIN LLC**, a Texas limited liability company

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC,
as to an undivided 50.00% (\$2,000,000.00/\$4,000,000.00) interest
ROCK 30A INVESTMENTS, LLC,
as to an undivided 50.00% (\$2,000,000.00/\$4,000,000.00) interest

Beneficiary's Mailing Address: c/o Stallion Funding, LLC
10119 Lake Creek Pkwy., Suite 202
Austin, Texas 78729

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2025007891, Official Public Records,
Williamson County, Texas

Property:

**Lot 1A, Block H, of AMENDED FINAL PLAT OF BENBROOK RANCH,
SECTION 2, PHASE 2B, a Subdivision in Williamson County, Texas, according to
the Map or Plat of record in Instrument No. 2023079557, Official Public Records of
Williamson County, Texas.**

Together with all personal property described in the above-mentioned deed of trust.

NOTE:

Date: January 31, 2025

Amount: \$4,000,000.00



Debtor: HALSEY DR LAND AUSTIN LLC, a Texas limited liability company
Holder: STALLION TEXAS REAL ESTATE FUND, LLC,
as to an undivided 50.00% (\$2,000,000.00/\$4,000,000.00) interest
ROCK 30A INVESTMENTS, LLC,
as to an undivided 50.00% (\$2,000,000.00/\$4,000,000.00) interest

DATE OF SALE OF PROPERTY:

Tuesday, January 6, 2026, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:


At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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 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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Trustee and
Attorney for Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088