

at 2:30 FILED o'clock P 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: September 12, 2024

Grantor: WHITESTONE AUSTIN LAND LLC, a Texas limited liability company

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC,
as to an undivided 50.00% (\$1,900,000.00/\$3,800,000.00) interest
ROCKAFELLOW INVESTMENTS, LLC,
as to an undivided 50.00% (\$1,900,000.00/\$3,800,000.00) 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. 2025046252, Official Public Records,
Williamson County, Texas; Document No. 2025047496,
Official Public Records, Williamson County, Texas;
Document No. 2025053135, Official Public Records,
Williamson County, Texas

Property:

Tract 1: Lot 1, Block A, WHITESTONE ASSEMBLY OF GOD SUBDIVISION, a
subdivision in Williamson County, Texas, according to the map or plat thereof
recorded in Cabinet FF, Slides 39-40, Plat Records of WILLIAMSON County,
Texas.

Tract 2: Lot 15, Block 4, CEDAR PARK RANCHETTES, UNIT TWO, a
subdivision in Williamson County, Texas, according to the map or Plat recorded in
Cabinet B, Slides 21-22, Plat Records of Williamson County, Texas.



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

NOTE:

Date: September 12, 2024
Amount: \$3,800,000.00
Debtor: WHITESTONE AUSTIN LAND LLC, a Texas limited liability company
Holder: STALLION TEXAS REAL ESTATE FUND, LLC,
as to an undivided 34.21% (\$1,300,000.00/\$3,800,000.00) interest
ROCKAFELLOW INVESTMENTS, LLC,
as to an undivided 50.00% (\$1,900,000.00/\$3,800,000.00) interest
SR1 FUND, LLC,
as to an undivided 15.79% (\$600,000.00/\$3,800,000.00) 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