

JUN 10 2024 ME

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:  
§

Notice is hereby given that a public sale, at auction, of the property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

**DATE OF SALE:** July 2, 2024 (which is the first Tuesday of that month).

**TIME OF SALE:** The earliest time at which the sale shall occur is 1:00 p.m. The sale shall begin at that time or not later than three (3) hours after that time.

**PLACE OF SALE:** The sale will take place at Williamson County Courthouse in Georgetown, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as place where foreclosure sales are to take place.

**INDEBTEDNESS PROMPTING SALE:** January 6, 2022, Wolfe Capital Investments, LLC ("Maker") executed and delivered that certain **Promissory Note** in the original principal sum of \$838,000.00 dated January 6, 2022, memorialized on the original **Deed of Trust, Security Agreement and Financing Statement**, filed in Williamson County, Texas, (collectively, the "Loan Documents"), and filed for record on January 11, 2022, as Clerk's File No. 2022004611, in the Official Public Records of Williamson County, Texas, ("the Deed of Trust");

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** Default has occurred under the terms and provisions of the referenced Note and Deed of Trust document No. 2022004611, and the same is now wholly due, and **Bank OZK** (the "Mortgagee" or "Lender"), the owners and holders of the Promissory Note, have requested the undersigned to sell the Mortgaged Property described below.

**PROPERTY BEING SOLD:** Pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Mortgaged Property described below at public auction to the highest bidder for cash. This conveyance will be made subject to any exceptions referenced

in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Mortgaged Property that has been released from the liens of the Deed of Trust. The Mortgaged Property that will be sold at the foreclosure sale includes the following:

**MORTGAGED PROPERTY:**

A tract or parcel of land out of and a part of:

**LOT 20, BLOCK B, OF ALTERRA, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 2018063334, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.**

together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, replacements, additions, and fixtures now or hereafter a part of the property (collectively referred to, and described more fully, in the Deed of Trust as the "mortgaged property");

**HOLDER:** Lender is the current owner of the right to payments and the outstanding indebtedness evidenced by the Note and Lender is the current Beneficiary under the Deed of Trust and the beneficiary of the liens, security interests, terms and provisions contained within the Deed of Trust.

**SUBSTITUTE TRUSTEE:** The above-named Trustee and any previously appointed Substitute Trustee(s) were removed in accordance with the Deed of Trust, and the Mortgagees designated and appointed **Stephanie H. Cook, 900 S. Capital of Texas Highway, Las Cimas IV, Suite 425, Austin, Texas 78746**, 512-476-1198, as Substitute Trustee to enforce the Deed of Trust.

An event of default has occurred with regard to the Promissory Note, and all applicable cure periods have expired, and the maturity date of the loan evidenced by the Promissory Note was accelerated; accordingly, all of the unpaid principal balance of the Note, together with all accrued and unpaid interest thereon and all other amounts due with regard to the loan evidenced by the Promissory Note, remain due and payable in full. Lender has requested that Substitute Trustee

sell the Property for cash or by credit bid (if Lender is the successful bidder), and the proceeds of such sale are to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time, and place set forth above, the Substitute Trustee will sell the Property (including all of the real property and personal property components thereof) to the successful bidder for cash or by credit bid (if Lender is the successful bidder), pursuant to the terms of the Deed of Trust and applicable law.

#### **ACTIVE MILITARY SERVICE NOTICE**

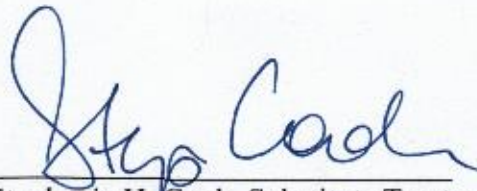
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

#### **"AS IS, WHERE IS" SALE**

**PURSUANT TO TEXAS PROPERTY CODE SECTION 51.009, THE SALE OF THE MORTGAGED PROPERTY WILL BE "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE MORTGAGED PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE MORTGAGED PROPERTY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 MORTGEE OR MORTGAGE SERVICERS.**

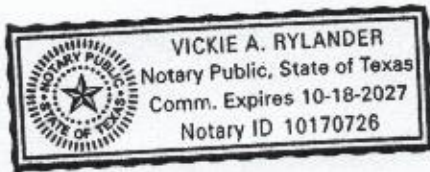
Dated: June 10, 2024



Stephanie H. Cook, Substitute Trustee  
Cokinos | Young  
Las Cimas IV  
900 S. Capital of Texas Highway, Suite 425  
Austin, Texas 78746  
Telephone: (512) 476-1198  
Fax: (512) 610-1184  
[scook@cokinoslaw.com](mailto:scook@cokinoslaw.com)

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on the 10<sup>th</sup> day of June, 2024, by Stephanie H. Cook.

  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING  
RETURN TO:  
Stephanie H. Cook  
Cokinos | Young  
900 S. Capital of Texas Hwy  
Las Cimas IV, Suite 425  
Austin, Texas 78746