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FILED
at 3:34 o'clock P.M.
JUN 09 2025
Nancy E. Ruten
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. **Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Deed of Trust:

Date: August 24, 2022
Grantor(s): Presidio183 LLC
Recorded In: Document No. 2022100402, Williamson County, Texas

Property: The real property described in Exhibit A (the "Property")

Lender: Pretium Cedar Park Lender, LLC ("Pretium")

Property to Be Sold:

Property described above; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Information regarding the public sale to be held:

Substitute Trustee: Katherine S. Turner, Substitute Trustee
Appointed by written instrument in Williamson County, Texas.

Date of Sale: July 1, 2025, being the first Tuesday in said month.

Time of Sale: The sale will begin at 10:00 AM or not later than three hours after that

Place of Sale: Williamson County Courthouse, Texas, at the following location: 405 MLK Street, Georgetown, TX 78626, 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 most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, Pretium Cedar Park Lender, LLC, appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Pretium Cedar Park Lender, LLC make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.


Katherine S. Turner, Substitute Trustee

ACKNOWLEDGMENT

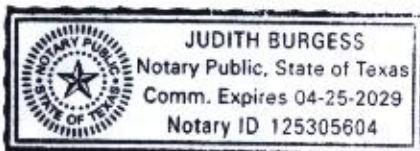
STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on June 9, 2025, by Katherine S. Turner, in her capacity as Substitute Trustee.



(Personalized Seal)


Notary Public, in and for the State of Texas

Exhibit A

**EXHIBIT 1.2
LEGAL DESCRIPTION**

Tract 1:

Lot 2, PURE LODGING SUBDIVISION, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet GG, Slides 301-302, Plat Records of Williamson County, Texas.

Tract 2:

Lot 1, Block A, PURE LODGING DRIVEWAY SUBDIVISION, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2011041937, Official Public Records of Williamson County, Texas.

Tract 3:

EASEMENT ESTATE ONLY as created and described in Declaration of Easements and Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities dated December 20, 2010, by and between Pure Lodging Hospitality, L.L.C. and Pure Lodging Hospitality Two, L.L.C., recorded in Document No. 2011002326, Official Public Records of Williamson County, Texas, being over and across portions of Lot 1, **PURE LODGING SUBDIVISION**, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet GG, Slides 301-302, Plat Records of Williamson County, Texas.

Tract 4:

An EASEMENT ESTATE ONLY as created and described in Access Easement Agreement dated January 13, 2011 by and between Pure Lodging Hospitality, L.L.C., a Texas limited liability company and 183 BLW, LP, a Texas limited partnership, recorded in Document No. 2011007017, as affected by First Amendment to Access Easement Agreement dated August 19, 2011, recorded in Document No. 2011055234, Official Public Records of Williamson County, Texas, being over and across Lot 1, Block A, **PURE LODGING DRIVEWAY SUBDIVISION**, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2011041937, Official Public Records of Williamson County, Texas.

Tract 5:

An EASEMENT ESTATE ONLY as created and described in Joint Use Access Easement dated July 14, 2011, by and between Pure Lodging Hospitality, L.L.C., a Texas limited liability company and 183 BLW, LP, a Texas limited partnership, recorded in Document No. 2011054889, Official Public Records of Williamson County, Texas, being over and across Lot 1, Block A, **PURE LODGING DRIVEWAY SUBDIVISION**, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2011041937, Official Public Records of Williamson County, Texas.

Tract 6:

EASEMENT ESTATE ONLY appurtenant to Tract 1 as created and described in Sign Easement Agreement dated March 29, 2012, by and between Pure Lodging Hospitality, L.L.C., a Texas limited liability company and Pure Lodging Hospitality Two, L.L.C., a Texas limited liability company, recorded in Document No. 2012023519, Official Public Records of Williamson County, Texas, being over and across a portion of Lot 1, **PURE LODGING SUBDIVISION**, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet GG, Slides 301-302, Plat Records of Williamson County, Texas.

Tract 7:

EASEMENT ESTATE ONLY appurtenant to Tract 1 as created and described in Storm Water and Drainage Easement and Agreement dated March 29, 2012, by and between Pure Lodging Hospitality, L.L.C., a Texas limited liability company and Pure Lodging Hospitality Two, L.L.C., a Texas limited liability company, recorded in Document No. 2012023521, Official Public Records of Williamson County, Texas, being over and across a portion of Lot 1, **PURE LODGING SUBDIVISION**, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet GG, Slides 301-302, Plat Records of Williamson County, Texas.

Tract 8:

EASEMENT ESTATE ONLY appurtenant to Tract 1 as created and described in Joint Use Driveway and Parking Easement and Shared Costs Agreement dated March 29, 2012, by and between Pure Lodging Hospitality, L.L.C., a Texas limited liability company and Pure Lodging Hospitality Two, L.L.C., a Texas limited liability company, recorded in Document No. 2012023522, Official Public Records of Williamson County, Texas, being over and across a portion of Lot 1, **PURE LODGING SUBDIVISION**, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet GG, Slides 301-302, Plat Records of Williamson County, Texas.