

FILED  
at 3:55 o'clock PM  
JUN 09 2025

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

**WHEREAS**, by that one certain Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents dated September 22, 2022, and recorded as Instrument No. 2022110805, Real Property Records, Williamson County, Texas (the "Deed of Trust"), AALV 75 Georgetown, LLC, a Delaware limited liability company ("Grantor"), conveyed to Kirk Lee, Trustee ("Trustee") for the benefit of Guaranty Bank & Trust, N.A. ("Beneficiary"), the real property situated in Williamson County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Promissory Note dated September 22, 2022, in the original principal amount of \$3,959,970.00 executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

**WHEREAS**, default occurred under the terms of the Note and the Deed of Trust; and

**WHEREAS**, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

**WHEREAS**, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

**WHEREAS**, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

**WHEREAS**, Kirk Lee, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Hal Lower or Matthew T. Taplett or Jeremy L. Harmon or Michael L. Atchley or Amy M. Lorenz or Aimee L. Marcotte or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said Kirk Lee, said removal and appointment being in the manner authorized by the Deed of Trust; and

**WHEREAS**, Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Hal Lower or Matthew T. Taplett or Jeremy L. Harmon or Michael L. Atchley or Amy M. Lorenz or Aimee L. Marcotte or Cheyenne A. Haddad, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 1st day of July, 2025, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Hal Lower or Matthew T. Taplett or Jeremy L. Harmon or Michael L. Atchley or Amy M. Lorenz or Aimee L. Marcotte or Cheyenne A. Haddad will sell the Property at public auction at

the northeast lower level door of the new addition to the Williamson County Justice Center, 405 Martin Luther King, Georgetown, Texas 78626, or in the area designated by the Williamson County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

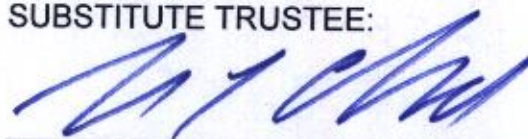
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

The Sender of this notice and his contact information is as follows:

Lee F. Christie  
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, Texas 76102  
817/332-3245

WITNESS MY HAND this 9<sup>th</sup> day of June, 2025.

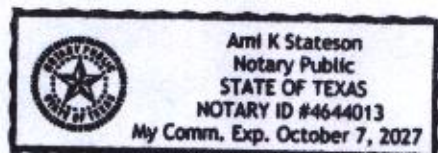
SUBSTITUTE TRUSTEE:



Lee F. Christie

STATE OF TEXAS     §  
                                  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 9<sup>th</sup> day of June, 2025, by Lee F. Christie, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE  
NUMBER OF MORTGAGEE:**

Guaranty Bank & Trust, N.A.  
100 West Arkansas  
Mt. Pleasant, Texas 75455  
Attn: Donna Hughes

**NAME, ADDRESS AND PHONE  
NUMBER OF SUBSTITUTE  
TRUSTEE:**

Matthew T. Taplett  
Lee F. Christie  
Michael L. Atchley  
Jeremy L. Harmon  
Amy M. Lorenz  
Aimee L. Marcotte  
Cheyenne A. Haddad  
Pope, Hardwicke, Christie, Schell,  
Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, TX 76102  
(817) 332-3245

and

Hal Lower  
Senior Executive Vice President  
Guaranty Bank & Trust, N.A.  
1455 West Loop South, Suite 150  
Houston, TX 77027  
(713) 559-2225

## EXHIBIT "A"

BEING A 75.428 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM J BYBEE SURVEY, ABSTRACT NO. 113, WILLIAMSON COUNTY, TEXAS; SAID 75.428 ACRE TRACT, BEING ALL OF THAT CALLED 75.42 ACRE TRACT OF LAND RECORDED IN VOLUME 2175, PAGE 412, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 75.428 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the northeast right-of-way line of F.M. Highway 1105, being the southwest corner of said 75.42 acre tract, the northwest corner of that called 80 acre tract of land recorded in Volume 367, Page 410, Deed Records, Williamson County, Texas, said point being the southwest corner of the herein described tract of land;

Thence, with the northeast and southeast right-of-way line of F.M. Highway 1105, the southwest and northwest lines of said 75.42 acre tract, the following three (3) courses and distances:

1. N 20° 52' 40" W, a distance of 1240.25' (Record: N 17° 41' 45" W, a distance of 1240.25'), to a 1/2" iron rod located for the beginning of a curve to the right of the herein described tract of land;
2. with said curve to the right containing a radius of 915.37', a central angle of 89°25'00", a chord which bears N 23° 49' 50" E, a chord distance of 1287.92', a total curve length of 1428.54', to a calculated point for a point of tangency of the herein described tract of land which bears S 45° 24' 46" E, a distance of 0.53' from a TxDOT concrete monument;
3. N 68° 32' 20" E, a distance of 705.32' (Record: N 71° 47' 15" E, a distance of 705.80'), to a mag nail set in concrete in the southeast right-of-way line of F.M. Highway 1105, being the northeast corner of said 75.42 acre tract, the northwest corner of that called 47.667 acre tract of land recorded in Document No. 2022015256, Official Public Records, Williamson County, Texas, said point being the northeast corner of the herein described tract of land which bears N 21° 01' 52" W, a distance of 1.04' from a 6" cedar fence post;

Thence, departing the southeast right-of-way line of F.M. Highway 1105, with the northeast line of said 75.42 acre tract, the southwest line of said 47.667 acre tract, S 21° 01' 52" E, at a distance of 1.04' passing said 6" cedar fence post, continuing a total distance of 2142.11' (Record: S 17° 51' 15" E, a distance of 2141.49'), to a 1/2" iron rod located for the southeast corner of said 75.42 acre tract, the southwest corner of said 47.667 acre tract, being in the northwest line of said 80 acre tract, said point being the southeast corner of the herein described tract of land;

Thence, with the southeast line of said 75.42 acre tract, the northwest line of said 80 acre tract, S 68° 23' 25" W, a distance of 1617.20' (Record: S 71° 35' 15" W, a distance of 1617.38'), to the POINT OF BEGINNING containing 75.428 acres of land.