

3:08 FILED P
at _____ o'clock _____ M

JUN 11 2024 M6

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that one certain Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents dated March 2, 2023, and recorded as Instrument No. 2023016302, Real Property Records, Williamson County, Texas (the "Deed of Trust"), AALV 153 Jarrell, 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 March 2, 2023, in the original principal amount of \$8,775,000.00 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 2nd day of July, 2024, 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. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 11th day of June, 2024.

SUBSTITUTE TRUSTEE:



Lee F. Christie

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 14th day of June, 2024, 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.



Belinda S Taylor
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. 7th 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 153.832 ACRE TRACT OF LAND, LOCATED IN THE R.P. TRABUE SURVEY, ABSTRACT NO. 626, AND THE B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 111, WILLIAMSON COUNTY, TEXAS; SAID 153.832 ACRE TRACT, BEING ALL OF THAT CALLED 1.99 ACRE TRACT OF LAND, ALL OF THAT CALLED 2.47 ACRE TRACT OF LAND, AND ALL OF THAT CALLED 20.66 ACRE TRACT OF LAND RECORDED IN VOLUME 2117, PAGE 150, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 36.75 ACRE TRACT OF LAND, AND ALL OF THAT CALLED 88.7 ACRE TRACT OF LAND RECORDED IN VOLUME 2242, PAGE 916, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 153.832 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LOCATED IN THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1105, BEING THE SOUTHEAST CORNER OF SAID 20.66 ACRE TRACT, THE NORTHEAST CORNER OF THAT CALLED 30.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017060546, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1105, WITH THE NORTHWEST LINES OF SAID 30.000 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 68° 26' 26" W, A DISTANCE OF 1227.60' (RECORD PER DOC. NO. 2017060546: S 68° 24' 36" W, A DISTANCE OF 1227.00'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

2. N 88° 33' 34" W, A DISTANCE OF 170.89' (RECORD PER DOC. NO. 2017060546: N 88° 31' 41" W, A DISTANCE OF 170.86'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

3. S 71° 40' 03" W, A DISTANCE OF 603.77' (RECORD PER DOC. NO. 2017060546: S 71° 30' 08" W, A DISTANCE OF 604.52'), TO A 1/2" IRON ROD LOCATED AT THE SOUTHWEST CORNER OF SAID 88.7 ACRE TRACT, THE NORTHWEST CORNER OF SAID 30.00 ACRE TRACT, BEING AN ANGLE POINT OF THAT CALLED 30.06 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017038565, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

4. THENCE, WITH THE SOUTHWEST LINE OF SAID 88.7 ACRE TRACT, A NORTHEAST LINE OF SAID 30.06 ACRE TRACT, N 21° 41' 08" W, A DISTANCE OF 480.03' (RECORD PER DOC. NO. 2017038565: N 20° 15' 24" W, A DISTANCE OF 480.18'), TO A 1/2" IRON ROD LOCATED IN THE SOUTHWEST LINE OF SAID 88.7 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 30.06 ACRE TRACT, THE SOUTHEAST CORNER OF THAT CALLED 9.10 ACRE TRACT OF LAND RECORDED IN VOLUME 557, PAGE 653, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

5. THENCE, WITH THE SOUTHWEST LINE OF SAID 88.7 ACRE TRACT, THE NORTHEAST LINE OF SAID 9.10 ACRE TRACT, N 21° 40' 58" W, A DISTANCE OF 833.01' (RECORD PER VOL. 557, PG. 653: N 19° 57' 00" W, A DISTANCE OF 833.14'), TO A 1/2" IRON ROD LOCATED IN THE

SOUTHWEST LINE OF SAID 88.7 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 9.10 ACRE TRACT, THE SOUTHEAST CORNER OF THAT CALLED 16.803 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021021400, OFFICIAL PUBLIC RECORDS, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

6. THENCE, WITH A SOUTHWEST LINE OF SAID 88.7 ACRE TRACT, THE NORTHEAST LINE OF SAID 16.803 ACRE TRACT, N 21° 03' 55" W, A DISTANCE OF 807.10' (RECORD PER DOC. NO. 2021021400: N 21° 04' 09" W, A DISTANCE OF 806.97'), TO A 1/2" IRON ROD LOCATED IN THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 144, BEING IN A SOUTHWEST LINE OF SAID 88.7 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 16.803 ACRE TRACT, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

7. THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 144, THE SOUTHWEST LINE OF SAID 88.7 ACRE TRACT, N 19° 51' 50" W, A DISTANCE OF 329.00' (RECORD PER VOL. 2242, PG. 916: N 19° 00' 00" W), TO A 10" PINE FENCE POST LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 144, BEING THE NORTHWEST CORNER OF SAID 88.7 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 36.75 ACRE TRACT, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

8. THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 144, THE SOUTHWEST LINE OF SAID 36.75 ACRE TRACT, N 21° 29' 26" W, A DISTANCE OF 843.61' (RECORD PER VOL. 2242, PG. 916: N 19° 00' 00" W, A DISTANCE OF 840.80'), TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 144 AND THE SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 145, BEING THE NORTHWEST CORNER OF SAID 36.75 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE SOUTHEAST AND SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 145, THE NORTHWEST AND NORTHEAST LINES OF SAID 36.75 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

9. N 68° 30' 20" E, A DISTANCE OF 1973.00' (RECORD PER VOL. 2242, PG. 916: N 71° 00' 00" E, A DISTANCE OF 1973.00'), TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

10. S 67° 49' 40" E, A DISTANCE OF 55.00' (RECORD PER VOL. 2242, PG. 916: S 65° 20' 00" E, A DISTANCE OF 55.00'), TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;

11. S 20° 52' 40" E, AT A DISTANCE OF 500.43' PASSING A TXDOT CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 145 AND THE WESTERN RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1105, AT A DISTANCE OF 815.00' PASSING A 1/2" IRON ROD LOCATED FOR THE SOUTHEAST CORNER OF SAID 36.75 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 1.99 ACRE TRACT, AT A DISTANCE OF 1329.54' PASSING A 1/2" IRON ROD LOCATED FOR AN EXTERIOR CORNER OF SAID 20.66 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 2.47 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 1741.99', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP

SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1105, BEING AN EXTERIOR CORNER OF SAID 2.47 ACRE TRACT, THE NORTHEAST CORNER OF THAT CALLED 0.92 ACRE TRACT OF LAND RECORDED IN VOLUME 2215, PAGE 652, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

12. THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1105, WITH THE SOUTHEAST LINE OF SAID 2.47 ACRE TRACT, THE NORTHWEST LINE OF SAID 0.92 ACRE TRACT, S 70° 59' 46" W, A DISTANCE OF 292.95' (RECORD PER VOL. 2215, PG. 652: S 72° 57' 00" W, A DISTANCE OF 293.10'), TO A 5/8" IRON ROD LOCATED FOR THE SOUTHWEST CORNER OF SAID 2.47 ACRE TRACT, THE NORTHWEST CORNER OF SAID 0.92 ACRE TRACT, BEING IN A NORTHEAST LINE OF SAID 20.66 ACRE TRACT, SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE COMMON BOUNDARY LINES OF SAID 20.66 ACRE TRACT AND SAID 0.92 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

13. S 20° 48' 03" E, A DISTANCE OF 146.33' (RECORD PER VOL. 2215, PG. 652: S 19° 00' 00" E, A DISTANCE OF 146.70'), TO A 5/8" IRON ROD LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

14. N 67° 12' 54" E, A DISTANCE OF 293.15' (RECORD PER VOL. 2215, PG. 652: N 69° 06' 00" E, A DISTANCE OF 293.05'), TO A 5/8" IRON ROD LOCATED IN THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1105, BEING AN EXTERIOR CORNER OF SAID 20.66 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 0.92 ACRE TRACT, SAID POINT BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

15. THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1105, THE NORTHEAST LINE OF SAID 20.66 ACRE TRACT, S 20° 52' 40" E, AT A DISTANCE OF 226.51' PASSING A 1/2" IRON ROD LOCATED, AT A DISTANCE OF 325.85' PASSING A TXDOT CONCRETE MONUMENT LOCATED, AT A DISTANCE OF 358.02' PASSING A 1/2" IRON ROD LOCATED, AT A DISTANCE OF 1426.10' PASSING A TXDOT CONCRETE MONUMENT LOCATED, CONTINUING A TOTAL DISTANCE OF 1484.33', TO THE POINT OF BEGINNING CONTAINING 153.832 ACRES OF LAND.