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FILED
at 11:53 o'clock AM

FEB 11 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 11, 2025

SUBSTITUTE TRUSTEE: ANGELA ZAVALA, MICHELLE JONES, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: April 13, 2023

Grantor: REIT GROUP LEANDER SPRINGS HOLDINGS LLC, a Texas limited liability company

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC
as to an undivided 14.77% (\$1,362,500.00/\$9,225,000.00) interest
STALLION TEXAS REAL ESTATE FUND II - REIT, LLC
as to an undivided 16.26% (\$1,500,000.00/\$9,225,000.00) interest
AUSTERRA STABLE INCOME FUND, LP,
as to an undivided 29.81% (\$2,750,000.00/\$9,225,000.00) interest
AUSTERRA STABLE GROWTH FUND, LP,
as to an undivided 39.16% (\$3,612,500.00/\$9,225,000.00) 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. 2023030968, Official Public Records, Williamson County, Texas; Document No. 2023040432, Official Public Records, Williamson County, Texas; Document No. 2023102172, Official Public Records, Williamson County, Texas; Document No. 2024047794, Official Public Records, Williamson County, Texas

Property:

BEING A 46.560 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS, SAID 46.560 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 52.45 ACRE TRACT OF LAND CONVEYED TO LEANDER DEVELOPERS 4, LTD. BY DEED RECORDED AS DOCUMENT NO. 2005077774, OFFICIAL PUBLIC



RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 46.560 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED TO THE ABOVE-REFERENCED DEED OF TRUST. Together with all personal property described in the above-referenced deed of trust.

NOTE:

Date: April 13, 2023

Amount: \$9,225,000.00

Debtor: REIT GROUP LEANDER SPRINGS HOLDINGS LLC, a Texas limited liability company

Holder: STALLION TEXAS REAL ESTATE FUND, LLC
as to an undivided 13.28% (\$1,225,000.00/\$9,225,000.00) interest
STALLION TEXAS REAL ESTATE FUND II - REIT, LLC
as to an undivided 17.75% (\$1,637,500.00/\$9,225,000.00) interest
AUSTERRA STABLE INCOME FUND, LP,
as to an undivided 29.81% (\$2,750,000.00/\$9,225,000.00) interest
AUSTERRA STABLE GROWTH FUND, LP,
as to an undivided 39.16% (\$3,612,500.00/\$9,225,000.00) interest

DATE OF SALE OF PROPERTY:

Tuesday, March 4, 2025, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

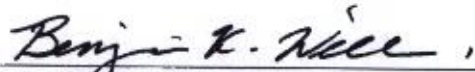
At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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, Substitute 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