

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
at 12:05 o'clock P.M.

MAR 13 2025 @m

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

1. Date, Time, and Place of Sale.

Date: May 6, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. and beginning not earlier than 10:00 a.m. and ending not later than three hours thereafter.

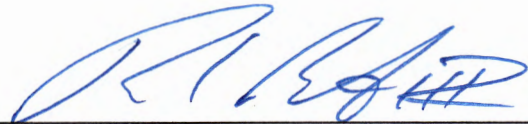
Place: Outside the northeast lower-level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas of Williamson County, Texas (or other place designated by the Commissioners Court of Williamson County).

- 2. Terms of Sale.** Highest bidder for cash, subject to the right of the beneficiary under the Second Lien Deed of Trust, Assignment of Rents, and Security Agreement to credit bid against the amounts due under the Obligations Secured in accordance with the Second Lien Deed of Trust, Assignment of Rents and Security Agreement described below. Those desiring to bid for and purchase the Property will need to demonstrate their ability to pay cash at the time of sale.
- 3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Second Lien Deed of Trust, Assignment of Rents and Security Agreement dated November 28, 2023, and recorded in the real property records of Williamson County, Texas under Clerk's Instrument No. 2024085260 with Bryson Ridge Crossing, LLC as Grantor. The Substitute Trustee appointed under the Second Lien Deed of Trust, Assignment of rents, and Security Agreement will conduct the sale.
- 4. Obligations Secured.** The Second Lien Deed of Trust, Assignment of Rents and Security Agreement provides that it secures the payment of the indebtedness and obligations therein described (the "Obligations") including but not limited to (1) Renewal and Extension of Commercial Line of Credit Promissory Note dated September 30, 2023 in the original principal sum of \$3,273,582.66, (2) Renewal and Extension of Commercial Line of Credit Promissory Note dated September 30, 2023 in the original principal sum of \$881,166.67, and (3) repayment of both Notes being unconditionally guaranteed by Bryson Ridge Crossing, LLC under the

Guaranty Agreement dated . The Secured Obligations have matured by their terms and are due and owing. The owner and holder of the Secured Obligations and the beneficiary under the Second Lien Deed of Trust, Assignment of Rents and Security Agreement is CR-FED ABL, LLC.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Second Lien Deed of Trust, Assignment of Rents and Security Agreement executed by Bryson Ridge Crossing, LLC.
6. **Property to be Sold.** The real property and improvements described in the Deed of Trust and Security Agreement dated September 15, 2021, recorded as Document #2021140368 in the official records of Williamson County, Texas (below, the "Prior Deed of Trust). The Property is also described in Exhibit A included herewith.
7. **Default and Request to Act.** The Secured Obligations have matured. Payment of all unpaid principal balance and accrued, unpaid interest on the Secured Obligations is due. Default has occurred under the Second Lien Deed of Trust, Assignment of Rents and Security Agreement. The beneficiary has appointed Royal B. Lea, III as Substitute Trustee and has requested the Substitute Trustee to conduct this sale.
8. **"As is Where is Sale."** The Property will be sold "as is, where is" and with no warranty of any kind. Prospective bidders are advised to conduct their own independent investigation of the Property.

Executed this 12th day of March, 2025, in Bexar County, Texas.



Royal B. Lea, III, Substitute Trustee
ROYAL LEA LAW OFFICE PLLC
1901 NW Military Hwy, Ste. 218
San Antonio, Texas 78213
(210) 202-2395
royal@royallealaw.com

EXHIBIT A

Lot 1, Block B of BRYSON PHASE 7 AND PHASE 13, FINAL PLAT, a subdivision in Williamson County, Texas according to the Plat thereof recorded under Document No. 2021075724, Official Public Records of Williamson County, Texas.