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FILED
at 2:10 o'clock PM

OCT 13 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

October 10, 2025 (the "**Effective Date**")

Notice of hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, November 4, 2025 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **10:00 AM (Williamson County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Williamson County, Texas, as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Williamson County, Texas, are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.³

PROPERTY BEING SOLD: That certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located in Williamson County, Texas, and more particularly described as:

Lot 22, in Block F, of AMENDED PLAT OF THE HIDDEN OAKS AT BERRY CREEK, PHASE 1, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2020077511, Official Records, Williamson County, Texas (the "**Property**").

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Real Estate Lien Note dated May 30, 2018, executed by Borrower (as defined below), payable to the order of Noteholder, as payee, in the original principal amount of \$11,000,000.

"**Borrower**" means HOBC Partners, LLC, a Texas limited liability company.

³ "**Deed of Trust**" means that certain Deed of Trust, Security Agreement and Fixture Financing Statement dated May 30, 2018 executed by Borrower for the benefit of Noteholder and recorded as Document No. 2018047204 in the Official Public Records of Williamson County, Texas, as modified by the additional Deed of Trust, Security Agreement, and Fixture Financing Statement dated September 10, 2018, and recorded as Document No. 2018081056 in the Official Public Records of Williamson County, Texas, covering, among other things, the Property.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁴ Noteholder⁵ is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Williamson County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Jameson Watts (at the contact information provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address and other contact information of the successor noteholder.

ACTIVE MILITARY DUTY NOTICE: To 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 or 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁶ the Substitute Trustees⁷ were each appointed as substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

Noteholder has requested that any one (1) of the Substitute Trustees each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

⁴ "**Loan Documents**" means, collectively, the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

⁵ "**Noteholder**" means Pride of Austin High Yield Fund I, LLC.

⁶ "**Appointment**" means that certain Appointment of Substitute Trustee, dated October 10, 2025, recorded in the Official Public Records of Williamson County, Texas.

⁷ "**Substitute Trustees**" means each of the following:

Jameson Watts, of Travis County, Texas, Husch Blackwell LLP, 111 Congress Avenue, Suite 1400, Austin, TX 78701, (512) 479-1179 (telephone), jameson.watts@huschblackwell.com (email).

Emilee Crowther, of Travis County, Texas, Husch Blackwell LLP, 111 Congress Avenue, Suite 1400, Austin, TX 78701, (512) 479-1144 (telephone), emilee.crowther@huschblackwell.com (email).

Therefore, at the date, time and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash or credit bid pursuant to the terms of the Loan Documents and applicable law.

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: _____

Name: Jameson J. Watts

Title: Substitute Trustee

STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on the 10th day of October 2025, by Jameson J. Watts as Substitute Trustee, in the capacity herein stated.

Notary Public, State of Texas

