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FILED FOR RECORD

OCT 17 2023

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE: October 17, 2023

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: March 8, 2023

Grantor: JJCIV PROPERTY LLC, a Texas limited liability company

Beneficiary: AUSTERRA STABLE GROWTH FUND, LP

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. 2023018876, Official Public Records,
Williamson County, Texas

Property:

BEING 10.89 ACRES OUT OF THE BARNEY C. LOW SURVEY, ABSTRACT No. 385, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME TRACT MENTIONED IN A DEED TO JJCIV PROPERTY LLC, RECORDED AS DOCUMENT No. 2018005202 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND FURTHER DESCRIBED AS 11.085 ACRES IN A DEED TO TOOLMEN CORPORATION, RECORDED AS DOCUMENT No. 2005014912 OF SAID OFFICIAL PUBLIC RECORDS, SAVE AND EXCEPT THAT TRACT DESCRIBED AS 0.165 ACRE IN A DEED TO WILLIAMSON COUNTY, TEXAS AND RECORDED AS DOCUMENT No. 2007074529 OF SAID OFFICIAL PUBLIC RECORDS.

As surveyed on the ground on this, the 15th day of April, 2019, by Texas Land Surveying, Inc., and further 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-mentioned deed of trust.

NOTE:

Date: March 8, 2023

Amount: \$4,000,000.00



Debtor: JJCIV PROPERTY LLC, a Texas limited liability company

Holder: AUSTERRA STABLE GROWTH FUND, LP

DATE OF SALE OF PROPERTY:

Tuesday, November 7, 2023, 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, 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