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at 1:53 FILED o'clock M
SEP 15 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(Comerica / 209 & 211 S. Brown Street)

September 15, 2025 (the "**Effective Date**")

Notice is 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: **October 7, 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: The Property⁴, which has a street address of **209 & 211 S. Brown Street, Round Rock, Texas 78664, in Williamson County, Texas.**

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁵ Noteholder⁶ 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

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 Single Payment Note, dated September 20, 2024, executed by Borrower (defined below), payable to the order of Noteholder, in the original principal amount of \$750,000.00.

"**Borrower**" means Place Designers Inc, a Texas corporation.

³ "**Deed of Trust**" means that certain Deed of Trust, Security Agreement, and Assignment of Rents, dated effective September 20, 2024, executed and delivered by Grantor (defined below), as grantor, to Corey R. Bailey, as trustee for the benefit of Noteholder, as beneficiary, recorded as Document No. 2024090588 in the Real Property Records in Williamson County, Texas, covering, among other things, the Property.

"**Grantor**" means **Onionskin LLC, a Texas limited liability company.**

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 209 & 211 S. Brown Street, Round Rock, Texas 78664, in Williamson County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

⁵ "**Loan Documents**" means, collectively, Letter Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Letter Agreement**" means that certain Letter Agreement (as amended and/or modified), dated September 20, 2024, entered into by and between Borrower and Noteholder.

⁶ "**Noteholder**" means Comerica Bank, a Texas banking association.

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 any Substitute Trustee (defined below) at telephone number 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 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁷ the Substitute Trustees⁸ were each appointed a 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.

The Note matured on April 1, 2025. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. 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.

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 pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

⁷ **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated August 7, 2025, recorded as Instrument No. 2025061749 in the Real Property Records in Williamson County, Texas.

⁸ **"Substitute Trustees"** means each of the following:

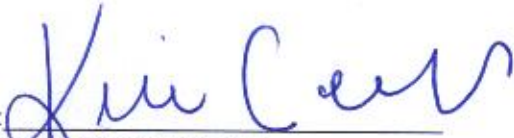
Doug E. Stewart, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street Suite 2500, Houston, Texas 77002, (713) 653 - 8804 (telephone), doug.stewart@hklaw.com (email).

Stephen McCallister, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street Suite 2500, Houston, Texas 77002, (713) 244 - 8192 (telephone), stephen.mccallister@hklaw.com (email).

Aiden Johnsen, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street Suite 2500, Houston, Texas 77002, (713) 217 - 2896 (telephone), aiden.johnsen@hklaw.com (email).

Keile Collier, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street Suite 2500, Houston, Texas 77002, (713) 244 - 8251 (telephone), keile.collier@hklaw.com (email).

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

By: 

Name: Keile Collier, Esq.

Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on September 15, 2025, by Keile Collier, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

Comerica Bank
Borrower: Place Designers Inc
Property: 209 & 211 S. Brown Street, Round Rock, Texas 78664

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

[attached]

EXHIBIT "A"

Comerica Bank
Borrower: Place Designers Inc
Property: 209 & 211 S. Brown Street, Round Rock, Texas 78664

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

TRACT 1: BEING NORTH ONE-HALF OF LOTS 8, 9 AND 10, BLOCK 2, OF ORIGINAL CITY OF ROUND ROCK, AN ADDITION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDES 190-191, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 2: BEING SOUTH ONE-HALF OF LOTS 8, 9 AND 10, BLOCK 2, OF ORIGINAL CITY OF ROUND ROCK, AN ADDITION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDES 190-191, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Commonly known as: **209 & 211 S Brown St, Round Rock, Texas 78664.**

EXHIBIT "A"

Comerica Bank
Borrower: Place Designers Inc
Property: 209 & 211 S. Brown Street, Round Rock, Texas 78664