

AUG 11 2025

Notice of Foreclosure Sale

August 7, 2025

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

Deed of Trust ("Deed of Trust"):

Dated: December 31, 2021
Grantor: ULF, LLC, a Texas limited liability company
Trustee: Robert A. Forrester, Edward Wachendorfer
Lender: Shane Walls ("Walls")
Secured By: Property described in Legal Description

Legal Description:

Comal County Property

Tract 1

LAND CONSISTING APPROXIMATELY 16.9102 ACRES (736,609 SQUARE FEET) OUT OF THE HENRY FOSTER SURVEY NO 34, ABSTRACT NO. 154, IN COMAL COUNTY, TEXAS, AND BEING ALL OF CALLED 16.9 ACRE TRACT OF LAND CONVEYED TO 16.9 NB ROCKSPRINGS, J.V. IN DOCUMENT NO. 201706010705 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.)

Tract 2:

Temporary non-exclusive access easement and post-closing easement & escrow agreement, recorded under 20170601070, official records of Comal County, Texas.

Williamson County Property

Tract 1:

Lots 2, 3 and 4, Block A, replat of lots 5-9, BLOCK "A" OF LEANDER 2243 SUBDIVISION, a subdivision in Williamson County, Texas, according to the map or plat recorded and Document No. 2015084622, Official Public Records of Williamson County, Texas.

Tract 2:

Lots 1B, 1C, AND 1D, Block A LEANDER 2243 SUBDIVISION, LOT 1, BLOCK "A" REPLAT, a subdivision in Williamson County, Texas, according to the map our plat recorded and document No. 2015107673, Official Public Records of Williamson County, Texas.

Tract 3:

Non-exclusive Easement Estate created by that certain Access Easement and Maintenance Agreement dated May 17, 2017, recorded in Document No. 2017044905, Official Public Records of Williamson County, Texas, over and across Lot 1, Block A, LEANDER 2243 SUBDIVISION, LOT 1 BLOCK "A" REPLAT, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2015107673, Official Public Records of Williamson County, Texas.

Tract 4:

Non-exclusive 50 foot access and utility easement according to the map or plat recorded and document No. 2015107673, Official Public Records of Williamson County, Texas.

Secures: Promissory Note in the original principal amount of \$500,000.00 ("Walls Note") and payable to the order of Lender Walls.

Property: The real property described in and mortgaged in the Deed of Trust,

Substitute Trustee: Robert A. Forrester

Substitute Trustee's Address: 3107 Debra Court, Garland, TX 75044

Substitute Trustee: Edward Wachendorfer

Substitute Trustee's Address: 5550 Granite Parkway, Suite 205, Plano, TX 75024

Foreclosure Sale:

Date: September 2, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: *The foreclosure sale of the property in Williamson County will be sold on September 2, 2025, in Comal County. The location of that sale will be:*

On the Northeast porch of the historic Comal County Court House, 100 Main Plaza, New Braunfels, Texas 78130

Comal County Property:

On the Northeast porch of the historic Comal County Court House, 100 Main Plaza, New Braunfels, Texas 78130

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the Lender, has requested Substitute Trustees, individually or jointly, to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

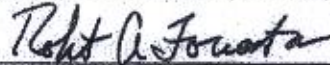
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to § 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to § 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Robert A. Forrester
Attorney for mortgagee Walls