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FILED
at 1:54 o'clock PM

AUG 12 2025

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

NOTICE OF TRUSTEE'S SALE

DATE: August 11, 2025

PROMISSORY NOTE: Promissory Note described as:

Date: June 11, 2021
Maker: Northern Ireland Enterprises, LLC
Payee: City Bank
Principal Amount: \$7,695,849.00

DEED OF TRUST: Deed of Trust with Assignment of Rents, Security Agreement, and Financing Statement described as:

Date: June 11, 2021
Grantor: Northern Ireland Enterprises, LLC
Trustee: Scott Blount
Beneficiary: City Bank
Recording Information: Recorded in/under Instrument #2021087520 of the Official Public Records of Williamson County, Texas.

LENDER: City Bank

Borrower: Northern Ireland Enterprises, LLC

Property: See attached Exhibit A

Trustee: Scott Blount
Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

Substitute Trustee: Michael Hicks
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

September 2, 2025, being the first Tuesday of the month, to commence at 1:00 PM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Outside the northeast lower-level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas or such location designated by the County Commissioners of Williamson County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

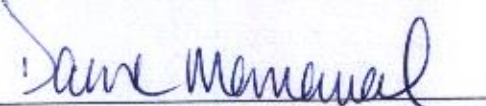


Michael D. Hicks, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on August 11, 2025, by Michael D. Hicks, Substitute Trustee.



Notary Public, State of Texas

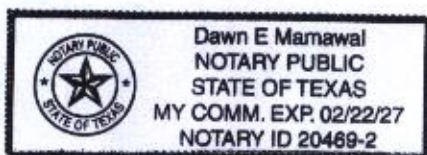


EXHIBIT A

Legal description of land:

Tract 1:

Lot 1C, Block A, of the Replat of REPLAT OF REMAINDER OF LOT 6, BLOCK C, ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE AND A FINAL PLAT OF 32.946 ACRES OUT OF THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, a Subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2016006145, of the Official Public Records of Williamson County, Texas.

Tract 2:

Easement rights only, in and to a 1.139 acre tract of land as described in that certain Access Easement Agreement executed by RRE Investors, L.P., dated August 18, 2004, recorded in/under Document No. 2004069004, of the Official Public Records of Williamson County, Texas.

Tract 3:

Easement rights only, in and to a 0.78 acre tract of land as described in that certain Correction Access Easement executed by RRE Investors, L.P., dated August 25, 2014, recorded in/under Document No. 2014091720, of the Official Public Records of Williamson County, Texas. (NOTE: said 0.78 acre tract runs over and across the general area shown and described as Special Purpose Lot 11, Block A (Access), on the plat recorded in/under Document No. 2016006145, of the Official Public Records of Williamson County, Texas. However, the two tracts are not one and the same.)

Tract 4:

Easement rights only, in and to Special Purpose Lot 11, Block "A" (Access), and Special Purpose Lot 1H, Block "A" (Nonresidential Private Street), of REPLAT of REPLAT OF REMAINDER OF LOT 6, BLOCK C, ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE AND A FINAL PLAT OF 32.946 ACRES OUT OF THE JOSEPH MARSHALL SURVEY, ABSTRACT NO. 409, a Subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2016006145, of the Official Public Records of Williamson County, Texas; further being described as Tract 1 in that certain Joint Use Access Easement executed by Diamond Oaks Road Owners Association, Inc., et al, dated January 28, 2016, recorded in/under Document No. 2016008113, of the Official Public Records of Williamson County, Texas.