

S 48

FILED FOR RECORD

AUG 15 2023

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE: August 15, 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: April 29, 2022

Grantor: **BRYSON HOLDINGS LLC**, a Texas limited liability company

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC

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. 2022055609, Official Public Records,
Williamson County, Texas

Property:

A DESCRIPTION OF 16.069 ACRES SITUATED IN THE RICHARD WEST LEAGUE, ABSTRACT NO. 643, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 162.55 ACRE TRACT CONVEYED TO RAYMOND E. THOMAS BY WARRANTY DEED DATED JANUARY 17, 1974, AS RECORDED IN VOLUME 586, PAGE 385 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONSISTING OF THE FOLLOWING THREE (3) TRACTS:

TRACT 1: BEING A 5.265 ACRE TRACT OF LAND, SAME BEING THAT CERTAIN CALLED 5.29 ACRE TRACT OF LAND CONVEYED TO LEONARD PAUL KUBIAK & SHERRY DEAN KUBIAK BY WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 14, 1977, AS RECORDED IN VOLUME 673, PAGE 101 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 2: BEING A 5.419 ACRE TRACT OF LAND, SAME BEING THAT CERTAIN CALLED 5.40 ACRE TRACT OF LAND CONVEYED TO LEONARD KUBIAK & LYNDA KUBIAK BY GENERAL WARRANTY DEED DATED JULY 3, 2008, AS RECORDED IN DOCUMENT NO. 2008052448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



TRACT 3: BEING A 5.385 ACRE TRACT OF LAND, SAME BEING THAT CERTAIN CALLED 5.35 ACRE TRACT OF LAND CONVEYED TO LEONARD PAUL KUBIAK BY WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 13, 1980, AS RECORDED IN VOLUME 786, PAGE 342 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAID 16.069 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "A".

Together with all personal property described in the above-referenced deed of trust.

NOTE:

Date: April 29, 2022

Amount: \$2,300,000.00

Debtor: BRYSON HOLDINGS LLC, a Texas limited liability company

Holder: STALLION TEXAS REAL ESTATE FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, September 5, 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