

# NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

STATE OF TEXAS                   §  
  §  
COUNTY OF CALDWELL         §

## RECITALS:

On June 30, 2020, BLACKJACK BLOCK I, LLC (“Grantor”), executed and delivered to Douglas A. Yeager, as Trustee, a Deed of Trust (the “Deed of Trust”) to secure unto ATEL VENTURES, a division of ATEL GROWTH CAPITAL (“Lender”), among other indebtedness and obligations described therein, that certain Master Loan and Security Agreement dated as of April 23, 2020, executed by IRON OX, INC. and Grantor, as the same may have been extended, modified, and/or renewed from time to time. The Deed of Trust covers and affects the real property located in Caldwell County, Texas described on Exhibit A attached hereto and hereby made a part hereof, together with all improvements thereon and all rights, privileges and appurtenances thereto. The Deed of Trust was filed for record as Instrument 2020-002898 in the Official Public Records of Real Property of Caldwell County, Texas. By this reference, the Deed of Trust is hereby incorporated herein for all purposes.

Lender has requested that I, as Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.

In accordance with the foregoing, I hereby give notice as set forth below.

## NOTICE:

I, Douglas A. Yeager, Trustee, as aforesaid, hereby give notice that after due posting, filing and service of this notice as required by the Deed of Trust and the law, I will sell the property described below at a public sale at auction to the highest bidder or bidders for cash, in Caldwell County, Texas (the County in which the real property covered and affected by the Deed of Trust is situated). The sale will occur in the area designated by the commissioners’ court of Caldwell County, Texas as the area at the courthouse of such county where sales are to take place. The sale will begin no earlier than 10:00 a.m. and no later than three hours after that time on March 5, 2024 (the first Tuesday in the month of March, 2024). At such public sale at auction, I will sell all of the real property described in and covered by the Deed of Trust located in Caldwell County, Texas, together with all improvements situated thereon and all and singular the rights, privileges and appurtenances thereto, such real property being more particularly described on Exhibit A, hereto attached and hereby made a part hereof.

Filed this 12<sup>th</sup> day of Feb 2024  
11:59 A M

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Reyna Mijares Deputy

Reyna Mijares

Executed on this 6<sup>TH</sup> day of February, 2024.

ADDRESS OF SUBSTITUTE TRUSTEE:

Douglas A. Yeager  
Winston & Strawn LLP  
800 Capitol Street, Suite 2400  
Houston, Texas 77002  
Telephone No. (713) 651-2696

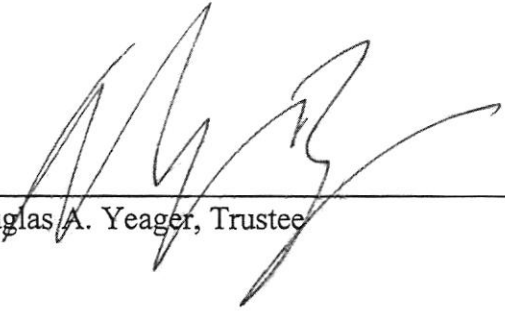
  
\_\_\_\_\_  
Douglas A. Yeager, Trustee

EXHIBIT A

**Legal Description**

BEING a 24.575 acre tract contained in the James George Survey, Abstract Number 9, City of Lockhart, Caldwell County, Texas and being all of that called 13.110 acre tract of land described in Cash Warranty Deed to Richard K. Schmidt and wife, Evelyn W. Schmidt as recorded in Volume 169, Page 104 (V. 169, P. 104) of the Official Public Records of Caldwell County, Texas and all of that called 11.465 acre tract of land described in a Cash Warranty Deed to Richard K. Schmidt and wife, Evelyn W. Schmidt as recorded in Volume 173, Page 46 (V. 173, Pg 46) of the Official Public Records of Caldwell County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set with yellow cap stamped "Adams Surveying Company LLC" (CIRS) at the intersection of the Northwest corner of the Westerly right-of-way line of Reed Drive (a variable width roadway) and the Northerly right-of-way line of Blackjack Road (also known as FM #20, a variable width right-of-way), same point being the Southeast corner of said Schmidt Tract (V. 173, P. 46);

THENCE South 79 degrees 06 minutes 14 seconds West, along the Northerly right-of-way line of said Blackjack Road, passing a CIRS for the common corner of said Schmidt tracts (V. 173, P. 46 and V. 169, P. 104) at a distance of 283.06 feet, continuing in all, for a total distance of 626.80 feet to a 1/2-inch iron rod found with pink cap stamped "Hinkle Surveyors" for the Southwesterly corner of said Schmidt Tract (V. 169, P. 104); THENCE North 11 degrees 00 minutes 46 seconds West, departing the Northerly right-of-way line of said Blackjack Road and along the Westerly line of said Schmidt Tract, passing a 1/2-inch iron rod found with pink cap stamped "Hinkle Surveyors" at a distance of 800.38 feet, continuing in all, for a total distance of 1,659.71 feet to a point for the Northwest corner of said Schmidt Tract, from which a 1/2-inch iron rod found bears South 11 degrees 00 minutes 46 seconds East at a distance of 1.17 feet;

THENCE North 78 degrees 33 minutes 14 seconds East, along the Northerly line of said Schmidt Tract, a distance of 343.75 feet to a CIRS for the common corner of said Schmidt tracts (V. 173, P. 46 and V 169, P. 104);

THENCE North 78 degrees 19 minutes 06 seconds East, along the Northerly line of said Schmidt Tract (V. 173, P. 46), a distance of 343.40 feet to a point for the Northeast corner of said Schmidt Tract, from which a 1/2-inch iron rod found bears South 26 degrees 09 minutes 41 seconds East at a distance of 0.81 feet;

THENCE along the Easterly line of said Schmidt Tract, the following three (3) courses; South 10 degrees 58 minutes 27 seconds East, a distance of 467.71 feet to a CIRS; South 78 degrees 59 minutes 14 seconds West, a distance of 60.00 feet to a CIRS; South 11 degrees 00 minutes 46 seconds East, a distance of 1,199.88 feet to the point of beginning and containing 24.575 acres (or 1,070,475 square feet) of land, more or less.