

Filed this 16 day of April 2024
2:18 P.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. **Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Deed of Trust:

Date: May 19, 2021
Grantor(s): Lorenzo Gonzalez Garcia and Jose Lorenzo Gonzalez
Recorded In: Document No. 2021-004075, Caldwell County, Texas

Property: 10.795 acres (475,683 square feet) of land, more or less, out of the Edward Brown Survey, Abstract No. 42, in Caldwell County, Texas, being a portion of that 192.124 acre tract conveyed to Whitley 20 Boulder Ln, LLC, an individual protected series of Whitley 20, LLC, by Warranty Deed of record in Document No. 2020005631, Official Public Records, Caldwell County, Texas. Said tract being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes and commonly known as 1455 Boulder Lane, Dale, Texas 78616 (the "Property").

Lender: Whitley 20 Financial, LLC

Property to Be Sold:

Property described in "Exhibit A" attached hereto and made a part hereof; together will all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Information regarding the public sale to be held:

Substitute Trustee: Noel Stout or Rachel McKenna, Substitute Trustee
Appointed by written instrument in Document No. 2024-002687, Caldwell County, Texas.

Date of Sale: May 7, 2024, being the first Tuesday in said month.

Time of Sale: The sale will begin at 10:00 AM or not later than three hours after that

Place of Sale: Caldwell County, Texas at the following location: Outside the main entrance of the new Caldwell county justice center, located at 1703 S. Colorado Street, Lockhart, Texas 78644 or as designated by the county commissioner's office or as designated by the county commissioners court.

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, Whitley 20 Financial, LLC, appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Whitley 20 Financial, LLC make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Rachel McKenna, Substitute Trustee

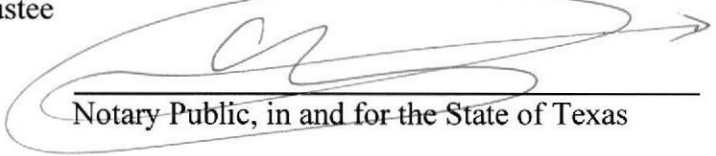
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on April 11th, 2024, by Rachel McKenna, in her capacity as Substitute Trustee

(Personalized Seal)



Notary Public, in and for the State of Texas

