

Filed this 30th day of Aug 2023
4:12 PM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Yolanda Hernandez Deputy

Yolanda Hernandez

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: August 28, 2020
Grantor(s): Homanville Holdings, LLC
Recorded In: Document No. 2020-004834, Caldwell County, Texas

Property: 7705 N. Highway 183, Lockhart, Caldwell County, Texas, more particularly described in Exhibit A

Lender: Commerce Park 183, LLC

Property to Be Sold:

7705 N. Highway 183, Lockhart, Caldwell County, Texas, more particularly described in Exhibit A (the "Property"), together with 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. 2023-005486 in Caldwell County, Texas.

Date of Sale: October 3, 2023, being the first Tuesday in said month.

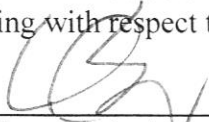
Time of Sale: The sale will begin at 1:00 PM or not later than three hours after that time.

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, Commerce Park 183, 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 Commerce Park 183, 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.



Noel Stout, Substitute Trustee

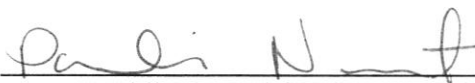
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on August 29th, 2023 by Noel Stout, in his capacity as Substitute Trustee.

(Personalized Seal)



Notary Public, in and for the State of Texas

