

Filed this 11th day of Sept 2023
11:32 A M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By [Signature] Deputy

Yolanda Hernandez

NOTICE OF ACCELERATION
AND NOTICE OF TRUSTEE'S SALE

Date & Time of Foreclosure: October 10th, 2023 at 10:00 AM or within three hours thereafter

Trustee: Brian Whitten
Trustee's Address: 248 Addie Roy Rd, Ste B204, Austin, TX 78746

Borrower: MKS Stewardship LLC
Borrower's Address: 3310 W Braker LN, Suite 300-622, Austin, TX 78758

Promissory Note: **Date:** April 7th, 2023
Original Principal Amount: \$137,000.00
Borrower: MKS Stewardship LLC
Original Lender: Hornet Capital, LLC

Deed of Trust: **Date:** April 7th, 2023
Grantor: MKS Stewardship LLC
Mortgagee/Beneficiary: Hornet Capital, LLC
Trustee: Brian Whitten
Recording Information: Document No. 2023-002070 in the Official Public Records of Caldwell County Texas

Property:
Lot 5-A, Block 1, of the Amending Plat of the Matthis Addition part of Lots 1, 2, 5 and 6, Block 1, City of Lockhart, Caldwell County, Texas, according to the Amended Plat recorded in Plat Cabinet B, Slide 196, Plat Records of Caldwell County, Texas.

Known locally as: 806 Plum Street, Lockhart, TX 78644

Mortgage Service Information: The Loan Servicer, if not the Current Lender, is representing the Current Lender pursuant to a Loan Servicing Agreement.

Loan Servicer: Hornet Management, LLC, d/b/a Hornet Servicing

Loan Servicer Address: 248 Addie Roy Rd, Ste B204, Austin, TX 78746

Current Lender: Hornet Capital, LLC

Current Beneficiary: Hornet Capital, LLC

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 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.

A default under the Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable.

The undersigned has been requested to provide these notices on behalf of the Current Lender, Loan Servicer and Trustee. The current Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Promissory Note.

The maturity of the Promissory Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

Pursuant to the provisions of the Deed of Trust, the Trustee, on behalf of Current Lender, hereby gives notice that the Property will be sold on the Date & Time of Foreclosure, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur outside of the main entrance of the new **Caldwell County Judicial Center located generally at 1703 S. Colorado Street, Lockhart, Texas 78644** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. Contemporaneous with this notice being posted, Borrower is being duly notified of the Lender's notice of foreclosure being posted, as required by law.

Notice is further given that the sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied; all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Trustees of or the holder of the Promissory Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Trustees or the holder of the Promissory Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Deed of Trust or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the Property shall be a third-party beneficiary of the Promissory Note or Deed of Trust, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Trustee or the holder of the Promissory Note.

This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Notice is hereby given that before the sale the Current Lender may appoint another person as Substitute Trustee to conduct the sale.

EXECUTED 9 / 8 / 2023

DocuSigned by:

Brian Whitten

9/7/2023 | 10:29 AM CDT

DC83257B484149C

Brian Whitten, Trustee

248 Addie Roy Rd, Ste B204

Austin, TX 78746

361-522-8372