

#19 Pg 1

HAYSCOUNTY, TEXAS  
at 8:57 o'clock A M

MAR 17 2026

*Clair D. Cardenas*  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** March 17, 2026

**SUBSTITUTE TRUSTEE:** TAYLOR GRANTHAM, ANGELA ZAVALA, MICHELLE JONES, SHARLET WATTS, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729

**DEED OF TRUST:**

**Date:** December 14, 2023

**Grantor:** RVA TAMPICO, LLC, a Texas limited liability company

**Beneficiary:** LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

**Beneficiary's Mailing Address:** 5000 Plaza on the Lake, Ste. 320  
Austin, Texas 78746

**Trustee:** BENJAMIN K. WILLIAMS or BENJAMIN H. HA

**Recording Information:** Document No. 23045909, Official Public Records of Hays County, Texas; Document No. 25029117, Official Public Records of Hays County, Texas

**Property:**

BEING A 0.205 ACRE TRACT OF LAND COMPRISED OF ALL OF LOT 5 AND LOT "e", C. D. WALLACE SUBDIVISION, HAYS COUNTY, TEXAS, AS RECORDED IN VOLUME 136, PAGE 110, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 0.205 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod for the South corner of the herein described tract, being also the South corner of Lot 5, being also the East corner of Lot 4, and lying in the northwest right-of-way (ROW) line of Tampico Street (Tampico St) (based on a 50' wide ROW):

THENCE N 45°50'22" W with the common boundary line of Lots 4 and 5, at 145.00 feet pass a 1/2 inch iron rod found marking the common corner of Lots "d", "e", 4 and 5, and continuing with the common boundary line of Lots "d" and "e" for a total distance of 178.35 feet to a 5/8 inch iron rod found approximately 2.5 feet northwest of the flow line of a drainage ditch for the northwest corner of the herein described tract, being also the North common corner of Lots "e" and "d", and lying in the southeast ROW line of Cape Street (based on an 80 feet wide ROW);



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THENCE N 44°30'38" E parallel with said drainage ditch, and with the northwest boundary line of Lot "e" and the southeast ROW line of Cape Street a distance of 50.00 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract, being also the North common corner of Lots "e" and "f";

THENCE S 45°50'22" E with the common boundary line of Lots "e" and "f", at 33.73 feet pass the common corner of Lots "e", "f", 5 and 6, and continuing with the common boundary line of Lots 5 and 6 for a total distance of 178.73 feet to a 1/2 inch iron rod found for the East corner of the herein described tract, being also the South common corner of Lots 5 and 6, and lying in the northwest ROW line of Tampico St;

THENCE S 44°56'38" W with the southeast boundary line of Lot 5 and the northwest ROW line of Tampico St a distance of 50.00 feet to the PLACE OF BEGINNING and containing 0.205 acre of land.

**NOTE:**

Date: December 14, 2023  
Amount: \$227,000.00  
Debtor: RVA TAMPICO, L.L.C, a Texas limited liability company  
Holder: LOAN RANGER CAPITAL INVESTMENTS, L.L.C

**DATE OF SALE OF PROPERTY:**

Tuesday, April 7, 2026, at 1:00 p.m.

**PLACE OF SALE OF PROPERTY:**

On the front steps of the Hays County Government Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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.**

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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, Substitute 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, Substitute Trustee  
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088

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FILED  
HAYS COUNTY, TEXAS

at 12:13 o'clock P.M.

MAR 17 2026

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.

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF  
SUBSTITUTE TRUSTEE**

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.

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

Notice is hereby given that on Tuesday, the 4th day of April 7, 2026; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Hays County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are on the South Door of the Hays County Government Building, 712 South Stagecoach Trail, San Marcos, TX 78666.

**Date of Deed of Trust:** July 15, 2025

**Maker:** Jennifer Jean Cassidy and Sean Christopher Cassidy

**Original Trustee named in Deed of Trust:** Shari K. Lamb

**Substitute Trustee:** L. Scott Horne

**Original amount of Secured Indebtedness:** \$240,000.00

**Original Beneficiary named in Deed of Trust:** Texas Rural Investing Fund No. 1, LLC

**Current Lien Holder:** Texas Rural Investing Fund No. 1, LLC

**Property described in Deed of Trust:**

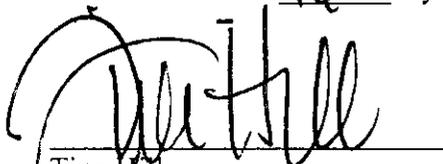
Lot 72, of Morning Wood, Section 3, an addition in Hays County, Texas, according to the map or plat thereof recorded in/under Volume 8, Page 307, of the Map/Plat/Official Records of Hays County, Texas. **More commonly known as 1205 Willis Way, San Marcos, TX 78666.**

Said Deed of Trust is recorded under Document No. 25028547 and duplicative Document No. 25028560 in the Deed of Trust Records of Hays County, Texas.

**Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Provident Loan Servicing is representing the current mortgagee, Texas Rural Investing Fund No. 1, LLC and their address is :

1452 Hughes Rd, Ste 200  
Grapevine, TX 76051  
Ph# 214-937-0786

EXECUTED this 16<sup>th</sup> day of March 2026.

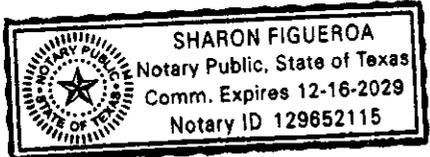


Tina Hill  
Attorney  
1795 Northwest Highway  
Garland, TX 75041  
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 16<sup>th</sup> day of March 2026, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

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FILED  
HAYS COUNTY, TEXAS  
at 1:08 o'clock P.M.

MAR 16 2026

*Elaine C. Carson*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 16, 2026

**NOTE:** Real Estate Lien Note described as follows:

Date: June 8, 2022  
Maker: Slackers Investments, LLC  
A Texas Limited Liability Company  
Payee: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Original Principal Amount: \$200,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: June 8, 2022  
Grantor: Slackers Investments, LLC  
A Texas Limited Liability Company  
Trustee: John M. Taylor or Cody R. Coughlin  
of Taylor & Coughlin, PLLC, Trustee  
Beneficiary: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Recorded: Document Number **22028458**, in the Official Public Records of **Hays County, Texas**.

**LENDER:** Nexus Series B, LLC,  
A Delaware Limited Liability Company

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**BORROWER:** Slackers Investments, LLC  
A Texas Limited Liability Company

**PROPERTY:** The real property described as follows and any personal property described in the Deed of Trust:

**Lot 1, Block 7, Unit No. One (1), GREENDALE ADDITION, an addition in Hays County, Texas, according to the map or plat thereof recorded in Volume 151, Page 265, Deed Records of Hays County, Texas.**

**TRUSTEE:** John M. Taylor or Cody R. Coughlin.  
of Taylor & Coughlin, PLLC. Trustee

**TRUSTEE'S  
MAILING**

**ADDRESS:** 5926 Balcones Drive, Suite 100, Austin, Texas 78731

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

**April 7, 2026**, the first Tuesday of the month, to commence at **1:00 P.M.**, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

#### NOTICE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.**

#### RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that

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Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

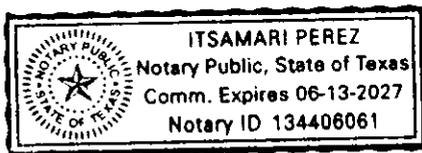
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

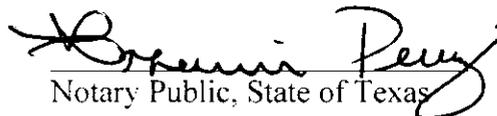
EXECUTED as of **March 16, 2026.**

  
John M. Taylor, Trustee  
Taylor & Coughlin, PLLC

STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

The foregoing instrument was acknowledged before me on the **16<sup>th</sup>** day of **March 2026**, by **John M. Taylor** the **Trustee** for the purpose therein stated.



  
Notary Public, State of Texas

**After recording, please return original to:**  
Taylor & Coughlin, PLLC  
5926 Balcones Drive, Suite 100  
Austin, Texas 78731

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FILED  
HAYS COUNTY, TEXAS  
at 1:09 o'clock P.M.

MAR 16 2026

*Elaine H. Carson*

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**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 16, 2026

**NOTE:** Real Estate Lien Note described as follows:

Date: October 27, 2023  
Maker: Slackers Investments, LLC  
A Texas Limited Liability Company  
Payee: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Original Principal Amount: \$245,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: October 27, 2023  
Grantor: Slackers Investments, LLC  
A Texas Limited Liability Company  
Trustee: John M. Taylor or Cody R. Coughlin  
of Taylor & Coughlin, PLLC, Trustee  
Beneficiary: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Recorded: Document Number **23039669**, in the Official Public Records of **Hays County, Texas**.

**LENDER:** Nexus Series B, LLC,  
A Delaware Limited Liability Company

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**BORROWER:** Slackers Investments, LLC  
A Texas Limited Liability Company

**PROPERTY:** The real property described as follows and any personal property described in the Deed of Trust:

**TRACT 1:**

**Being a part of Lots Nos. Eight (8) and Nine (9) in Block No. Five (5), of the LINDSEY AND HARVEY ADDITION TO THE CITY OF SAN MARCOS, in Hays County, Texas, according to the map or plat of said addition recorded in Volume E, Page 416, Deed Records of Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof.**

**TRACT 2:**

**Being a 15 foot strip of land out of Lot Nine (9), Block Five (5) of the LINDSEY AND HARVEY ADDITION TO THE CITY OF SAN MARCOS, in Hays County, Texas, according to the map or plat of said addition recorded in Volume E, Page 416, Deed Records of Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "B", attached hereto and made a part hereof.**

**TRUSTEE:** John M. Taylor or Cody R. Coughlin,  
of Taylor & Coughlin, PLLC. Trustee

**TRUSTEE'S  
MAILING**

**ADDRESS:** 5926 Balcones Drive, Suite 100, Austin, Texas 78731

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

**April 7, 2026**, the first Tuesday of the month, to commence at **1:00 P.M.**, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

**NOTICE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.**

**RECITALS**

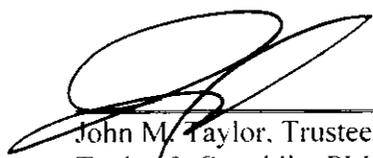
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

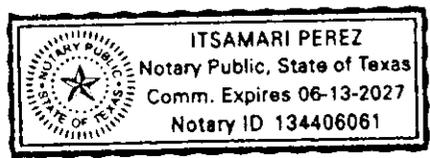
#22 Pg 4

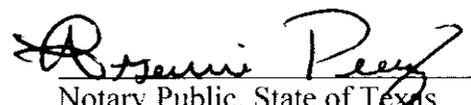
EXECUTED as of **March 16, 2026.**

  
\_\_\_\_\_  
John M. Taylor, Trustee  
Taylor & Coughlin, PLLC

**STATE OF TEXAS** §  
**COUNTY OF TRAVIS** §

The foregoing instrument was acknowledged before me on the **16<sup>th</sup>** day of **March 2026**,  
by **John M. Taylor** the **Trustee** for the purpose therein stated.



  
\_\_\_\_\_  
Notary Public, State of Texas

**After recording, please return original to:**  
Taylor & Coughlin, PLLC  
5926 Balcones Drive, Suite 100  
Austin, Texas 78731

EXHIBIT "A"

A pair of Lots Nos. Eight (8) and Nine (9) in Block No. Five (5) of the Broadway and  
Talley Addition to the City of San Marcos, and which real property hereby  
conveyed is described particularly by notes and bounds as follows:

BEING at the North corner of the portion of said Lot No. Eight (8) which was  
conveyed by Mrs. Vera Kennedy to Dan A. Kennedy and wife, by deed dated October  
1st, 1929, recorded in Vol. 143, pages 53-55, Bays County Deed Records; same  
being a point in the Southwest line of Morse Street and a point in the Northeast  
line of said Lot No. Eight (8);

TRENCHE North 45° W. with the Southwest line of Morse Street and the Northeast lines  
of Lots Nos. Eight (8) and Nine (9) 90.36 feet, more or less, to the East corner  
of that portion of Lot No. Nine (9) conveyed by George L. Kennedy and wife, to R.  
F. Sowell by deed dated September 23, 1935, recorded in Vol. 110, pages 205-8, Bays  
County Deed Records;

TRENCHE South 45° W. with the Southeast line of said Sowell Lot 93.33 feet, to  
the South corner of the same, a point in the Southwest line of said Lot No. Nine (9);

TRENCHE South 45° E. with the Southwest lines of Lots Nos. Nine (9) and Eight (8)  
90.36 feet, more or less, to the West corner of the above mentioned Dan A. Kennedy Lot;

TRENCHE North 45° E. with the Northwest line of said Dan A. Kennedy Lot 93.33 feet,  
to the place of beginning.

EXHIBIT "B"

LEGAL DESCRIPTION OF A  
15 FOOT WIDE STRIP OF LAND  
OUT OF LOT 9, BLOCK 5  
LINDSEY AND HARVEY ADDITION

Being a 15 foot wide strip of land out of part of Lot 9, Block 5, of the Lindsey and Harvey Addition to the City of San Marcos, Hays County, Texas, according to the map or plat thereof recorded in Volume "F", Page 416, Deed Records of Hays County, Texas, and being more particularly described as follows:

**BEGINNING** at the East corner of that tract of land described in a Tax Resale Deed dated July 28, 1999, executed by Hays County, Trustee, et al., to Martinec, Inc., recorded under Clerk's File Number: 9918640, Official Public Records of Hays County, Texas, same being in the Southwest right-of-way line of Moore Street (Ranch Road 121);

**THENCE**, entering Lot 9, Block 5, of the Lindsey and Harvey Addition, S 45° W a distance of 83.33 feet to a point for the South corner of the tract hereby described;

**HENCE**, N 45° W a distance of 15 feet to a point for corner, being the West corner of the strip of land described herein;

**HENCE**, N 45° E a distance of 83.33 feet to a point in the Southwest right-of-way line of Moore Street, being the North corner of the strip of land described herein;

**THENCE**, with the Southwest right-of-way line of Moore Street and the Northeast line of Lot 9, Block 5, Lindsey and Harvey Addition, S 45° E a distance of 15 feet to the **PLACE OF BEGINNING**.

**LESS AND EXCEPT** that part of said 15-foot strip of land adjacent to Moore Street conveyed to the State of Texas by that certain right-of-way deed dated February 26, 1960, recorded in Volume 182, Page 253, Deed Records of Hays County, Texas.

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FILED  
HAYS COUNTY, TEXAS  
at 1:08 o'clock P.M.

MAR 16 2026

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*Elaine H. Cannon*

**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 16, 2026

**NOTE:** Real Estate Lien Note described as follows:

Date: July 1, 2022  
Maker: Slackers Investments, LLC  
A Texas Limited Liability Company  
Payee: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Original Principal Amount: \$485,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: July 1, 2022  
Grantor: Slackers Investments, LLC  
A Texas Limited Liability Company  
Trustee: John M. Taylor or Cody R. Coughlin  
of Taylor & Coughlin, PLLC. Trustee  
Beneficiary: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Recorded: Document Number **22032773**, in the Official Public Records of **Hays County, Texas.**

**LENDER:** Nexus Series B, LLC,  
A Delaware Limited Liability Company

**BORROWER:** Slackers Investments, LLC  
A Texas Limited Liability Company

**PROPERTY:** The real property described as follows and any personal property described in the Deed of Trust:

**See Exhibit "A"**

**TRUSTEE:** John M. Taylor or Cody R. Coughlin,  
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S  
MAILING**

**ADDRESS:** 5926 Balcones Drive, Suite 100, Austin, Texas 78731

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

**April 7, 2026**, the first Tuesday of the month, to commence at **1:00 P.M.**, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

**NOTICE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of

#23 Pg 3

Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

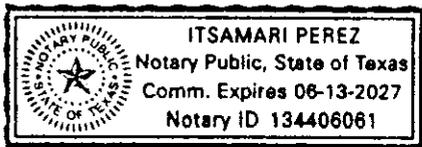
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

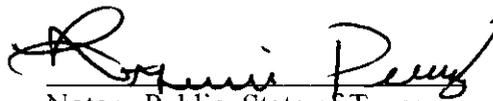
EXECUTED as of **March 16, 2026.**

  
John M. Taylor, Trustee  
Taylor & Coughlin, PLLC

STATE OF TEXAS §  
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **16<sup>th</sup>** day of **March 2026**, by **John M. Taylor** the **Trustee** for the purpose therein stated.



  
Notary Public, State of Texas

**After recording, please return original to:**  
Taylor & Coughlin, PLLC  
5926 Balcones Drive, Suite 100  
Austin, Texas 78731

#23 pg 4

## **Exhibit "A"**

**Being a part of FARM LOT NO. 17 of the ORIGINAL TOWN OF SAN MARCOS, Hays County, Texas, according to the map or plat recorded in Volume 46, Page 448, of the Deed Records of Hays County, Texas, and being that same tract conveyed in Deed recorded in Volume 134, Page 151, of the Deed Records of Hays County, Texas, and as more particularly described by metes and bounds as follows:**

**Beginning at the most Southern corner of the block of ground conveyed by R. D. Fourquarean and wife to D. Henserling, by deed dated July 31, 1905, recorded in Book 48, pages 314- 315, Hays County Deed Records, a stake for the corner on the North side of Hopkins Street, where said street intersects the Southwestern corporate line of San Marcos, as it was on September 25, 1909;**

**Thence North 45 degrees East, 100 feet with the Northwest line of Hopkin's Street to a stake for the corner;**

**Thence North 45 degrees West, 150 feet to a stake for the corner;**

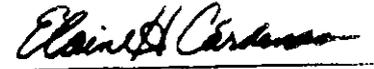
**Thence South 45 degrees West, 100 feet to the original most Southwestern line of said block conveyed to Henserling by said Fourquarean and wife;**

**Thence with said line South 45 degrees East, 150 feet to the place of beginning**

#24 Pg 1

FILED  
HAYS COUNTY, TEXAS  
at 1:09 o'clock P.M.

MAR 16 2026



COUNTY CLERK

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 16, 2026

**NOTE:** Real Estate Lien Note described as follows:

Date: June 3, 2022  
Maker: JTJS Investments, LLC  
A Texas Limited Liability Company  
Payee: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Original  
Principal  
Amount: \$262,500.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: June 3, 2022  
Grantor: JTJS Investments, LLC  
A Texas Limited Liability Company  
Trustee: John M. Taylor or Cody R. Coughlin  
of Taylor & Coughlin, PLLC. Trustee  
Beneficiary: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Recorded: Document Number **22027632**, in the Official Public Records of **Hays County, Texas**.

#Pg2

**LENDER:** Nexus Series B, LLC.  
A Delaware Limited Liability Company

**BORROWER:** JTJS Investments, LLC  
A Texas Limited Liability Company

**PROPERTY:** The real property described as follows and any personal property described in the Deed of Trust:

**Lot G, FELTNER ADDITION, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 164, Page 100, Deed Records of Hays County, Texas.**

**TRUSTEE:** John M. Taylor or Cody R. Coughlin,  
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S  
MAILING**

**ADDRESS:** 5926 Balcones Drive, Suite 100, Austin, Texas 78731

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

**April 7, 2026**, the first Tuesday of the month, to commence at **1:00 P.M.**, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

**NOTICE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under

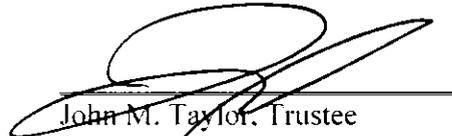
#24 pg3

the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

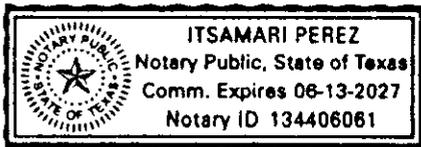
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

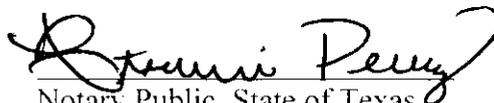
EXECUTED as of **March 16, 2026.**

  
John M. Taylor, Trustee  
Taylor & Coughlin, PLLC

STATE OF TEXAS           §  
COUNTY OF TRAVIS    §

The foregoing instrument was acknowledged before me on the **16<sup>th</sup>** day of **March 2026**, by **John M. Taylor** the **Trustee** for the purpose therein stated.



  
Notary Public, State of Texas

After recording, please return original to:  
Taylor & Coughlin, PLLC  
5926 Balcones Drive, Suite 100  
Austin, Texas 78731

#25 Pgl

FILED  
HAYS COUNTY, TEXAS  
at 1:08 o'clock P.M.

MAR 16 2026

  
COUNTY CLERK

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 16, 2026

**NOTE:** Real Estate Lien Note described as follows:

Date: June 30, 2022  
Maker: JTJS Investments, LLC  
A Texas Limited Liability Company  
Payee: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Original  
Principal  
Amount: \$240,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: June 30, 2022  
Grantor: JTJS Investments, LLC  
A Texas Limited Liability Company  
Trustee: John M. Taylor or Cody R. Coughlin  
of Taylor & Coughlin, PLLC. Trustee  
Beneficiary: Nexus Series B, LLC,  
A Delaware Limited Liability Company  
Recorded: Document Number **22032916**, in the Official Public Records of **Hays County, Texas**.

#25 pg 2

**LENDER:** Nexus Series B, LLC,  
A Delaware Limited Liability Company

**BORROWER:** JTJS Investments, LLC  
A Texas Limited Liability Company

**PROPERTY:** The real property described as follows and any personal property described in the Deed of Trust:

**See Exhibit "A"**

**TRUSTEE:** John M. Taylor or Cody R. Coughlin,  
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S  
MAILING**

**ADDRESS:** 5926 Balcones Drive, Suite 100, Austin, Texas 78731

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

**April 7, 2026**, the first Tuesday of the month, to commence at **1:00 P.M.**, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

#### NOTICE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.**

#### RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that

#25 Pg 3

Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

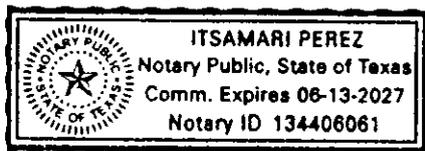
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

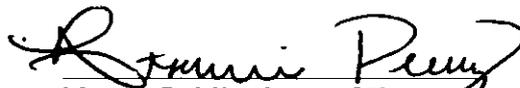
EXECUTED as of **March 16, 2026.**

  
John M. Taylor, Trustee  
Taylor & Coughlin, PLLC

STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

The foregoing instrument was acknowledged before me on the 16<sup>th</sup> day of **March 2026**, by **John M. Taylor** the **Trustee** for the purpose therein stated.



  
Notary Public, State of Texas

**After recording, please return original to:**  
Taylor & Coughlin, PLLC  
5926 Balcones Drive, Suite 100  
Austin, Texas 78731

#25 pg 4

**EXHIBIT "A"**

Being part of Lots Nos. One (1) and Two (2) in Block No. Five (5) of the D. S. COMBS ADDITION to the City of San Marcos, Hays County, Texas, according to the map or plat thereof recorded in Volume 42, page 332, of the Deed Records of Hays County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING on the Northeast side of an alley 11 varas wide, 45 feet N. 45° W. from the South corner of said Lot No. One ;

THENCE N. 45° E. across said Lots One and Two, with Jim Storey's N.W. line, 158-1/3 feet to Storey's North corner on the common line of Lots Two and Three;

THENCE N. 45° W. with said line between Lots Two and Three, 45 feet;

THENCE S. 45° W. 158-1/3 feet to the N.E. side of said alley;

THENCE S. 45° E. with the line of said alley, 45 feet to the PLACE OF BEGINNING.

#26

Pg 1

FILED  
HAYS COUNTY, TEXAS  
at 1:44 o'clock P M

MAR 17 2026

*Clair D. Cardenas*  
COUNTY CLERK

**PREPARED BY AND UPON  
RECORDATION RETURN TO:**

Haynes and Boone, LLP  
98 San Jacinto Boulevard, Suite 1500  
Austin, TX 78701  
Attention: Adam Sencenbaugh

*(Space above this line for recording purposes only)*

STATE OF TEXAS

§  
§  
§

COUNTY OF HAYS

**NOTICE OF FORECLOSURE SALE**

Date: March 16, 2026

(i) Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as modified or amended from time to time, the "**Fee Deed of Trust**"), dated December 28, 2021, executed by IMPEX GRAND STONE CREEK LLC, a Delaware limited liability company ("**Borrower**"), as grantor, to Brett Poston ("**Fee Trustee**"), as trustee, for the benefit of Lument Structured Finance LLC (f/k/a OREC Structured Finance Co., LLC), a Delaware limited liability company, as predecessor in interest to LSF GSC, LLC, a Delaware limited liability company (together with any successors and assigns, "**Beneficiary**"), as beneficiary, recorded as Clerk's File No. 21071343 in the Official Public Records of Hays County, Texas ("**Official Records**") and as ratified and amended by that certain Ratification Agreement, among Beneficiary, Borrower and Pecos Housing Finance Corporation, a Texas public nonprofit housing finance corporation, by Ratification Agreement, recorded in the Official Records as Clerk's File No. 25009710, (ii) Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as modified or amended from time to time, the "**Leasehold Deed of Trust**"; and together with the Fee Deed of Trust, collectively, the "**Deed of Trust**"), dated March 19, 2025, executed by Borrower, as grantor, to John T. Updegraff, Jr. ("**Leasehold Trustee**"; and together with Fee Trustee, collectively, "**Trustee**"), as trustee, for the benefit of HRL - 3, LLC, a Delaware limited liability company, as predecessor in interest to Beneficiary, as beneficiary, recorded as Clerk's File No. 25011156 in the Official Records and (iii) Assignment of Leases and Rents ("**ALR**"), executed by Borrower in favor of Beneficiary, dated December 28, 2021 and recorded as Clerk's File No. 21071344 in the Official Records.

Secured Obligations: Promissory Note dated December 28, 2021, executed by Borrower and payable to the order of Beneficiary, as holder, in the original principal amount of \$42,680,000.00 (together with all extensions, renewals, replacements and amendments thereof, collectively referred to herein as the "**Note**").

Property: The property secured by the Fee Deed of Trust and Leasehold Deed of Trust including, without limitation, all right, title, interest, and privilege of Borrower in and to the real property described in Exhibit A attached hereto (the "**Property**").

Guaranty: (i) Limited Recourse Guaranty dated December 28, 2021, executed by Naval Sehgal, Ashish Gupta and Ashit K. Shah, in favor of Beneficiary, (ii) Recourse Guaranty by Rohit Kumar and Jayaprasad "JP" Vejendla in favor of Lender dated as of December 28, 2023 and (iii) Completion Guaranty dated December 28, 2021, executed by Naval Sehgal, Ashish Gupta and Ashit K. Shah in favor of Beneficiary, each as amended.

Substitute Trustee(s): Faris Babineaux  
Mary Claire Cranford  
Melanie Goebel  
Viola Rose Mercer  
Christopher Neal  
Richard Post  
Ashley Schneider  
Victor Salazar  
Samuel Schapiro

Substitute Trustees' Address: Haynes and Boone, LLP  
98 San Jacinto Boulevard, Suite 1500  
Austin, TX 78701  
Attention: Adam Sencenbaugh

Foreclosure Sale:

Date: Tuesday, April 7, 2026

Time: The sale of the Property (as defined in the Deed of Trust) (such sale is the "**Foreclosure Sale**") will take place between the hours of 11:00 AM and 4:00 PM.

Place: South door of Hays County Government Center located at, 712 South Stagecoach Trailor as designated by the County Commissioner's Office or in the area designated by the Commissioner's Court. pursuant to section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the property secured by the Deed of Trust, including, without limitation, all right, title, interest, and privilege of Borrower to the Land, and the interest of Borrower in the improvements, fixtures, and certain other property covered by the Deed of Trust and described with the Land in Exhibit B attached hereto (collectively referred to herein as the

#26 Pg 3

“*Property*”), shall be sold to the highest bidder for cash, except that Beneficiary’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the current owner, and holder of the Note, has requested Substitute Trustee(s) to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary’s election to proceed against and sell all the Property described in the Deed of Trust in accordance with Beneficiary’s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee(s) will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary, if any. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold “AS IS” AND “WHERE IS” AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR SUBSTITUTE TRUSTEE(S) MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER AT THE FORECLOSURE SALE. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee(s) reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee(s).

**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.**

#26 Pg 4

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.

*[Remainder of page intentionally left blank. Signature page(s) to follow.]*

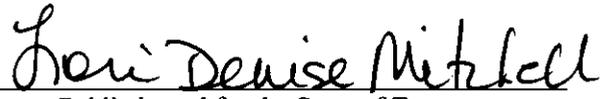
**SUBSTITUTE TRUSTEE:**

By:   
Mary Claire Cranford

STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

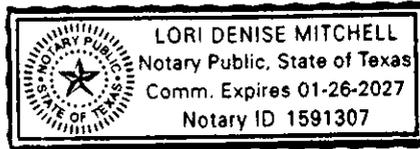
Before me, a Notary Public, on this day personally appeared Mary Claire Cranford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this 17<sup>th</sup> day of March, 2026.

  
Notary Public in and for the State of Texas

My Commission Expires:

01-26-2027  
[SEAL]



**Attachments:**

- Exhibit A*** – Land
- Exhibit B*** – Mortgaged Property

#26

Pg 6

*Exhibit A*

**LAND**

**TRACT 1: (Fee Simple)**

Lot 9-B1, Block 3, STONECREEK CROSSING PHASE 2, a subdivision in Hays County, Texas, according to the map or plat recorded under Clerk's File No. 19034458, of the Plat Records of Hays County, Texas.

**TRACT 2: (Easement Estate)**

Non-Exclusive Easement Estate as created and described and depicted in that certain Operation and Easement Agreement executed by and among Target Corporation, J.C. Penney Properties, Inc., and Stone Creek Crossing, L.P., dated October 1, 2007, filed in Volume 3260, Page 296, and re-recorded in Volume 3264, Page 528, Official Public Records of Hays County, Texas. First Amendment to Operation and Easement Agreement recorded in Volume 3616, Page 456, Official Public Records of Hays County Texas. Second Amendment to Operation and Easement Agreement recorded in Volume 3644, Page 566, Official Public Records, Hays County Texas. Third Amendment to Operation and Easement Agreement recorded in Volume 4100, Page 413, Official Public Records, Hays County Texas. Fourth Amendment to Operation and Easement Agreement recorded in Volume 5159, Page 749, Official Public Records of Hays County, Texas. Fifth Amendment to Operation and Easement Agreement recorded under Document No. 2019-19036144, Official Public Records of Hays County, Texas.

**TRACT 3: (EASEMENT ESTATE)**

Non-Exclusive Easement Estate created for an access easement as set out in plat recorded under Clerk's File No. 19034458, of the Plat Records of Hays County Texas.

**Property Address: 490 Barnes Drive, San Marcos, Texas 78666**

Page 7

*Exhibit B*

**PROPERTY**

**"Property"** shall mean the following property, rights, interests and estates now owned, or hereafter acquired by Borrower:

(a) **Land**. The real property described in Exhibit A attached above and made a part hereof (collectively, the "**Land**");

(b) **Additional Land**. All additional lands, estates and development rights hereafter acquired by Borrower for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Deed of Trust;

(c) **Improvements**. The buildings, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "**Improvements**");

(d) **Easements**. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements, and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, rights of dower, rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements, and every part and parcel thereof, with the appurtenances thereto;

(e) **Fixtures and Personal Property**. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), furniture, software used in or to operate any of the foregoing and other property of every kind and nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively, the "**Personal Property**"), and the right, title and interest of Borrower in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "**Uniform Commercial Code**"), and all proceeds and products of the above;

(f) **Leases and Rents**. All leases, subleases, subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "**Leases**") and all

right, title and interest of Borrower, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Borrower or its agents or employees from any and all sources arising from or attributable to the Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Borrower or Manager and proceeds, if any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "**Rents**") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

(g) Insurance Proceeds. All insurance proceeds in respect of the Property under any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property (collectively, the "**Insurance Proceeds**");

(h) Condemnation Awards. All condemnation awards, including interest thereon, which may heretofore and hereafter be made with respect to the Property by reason of any taking or condemnation, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property (collectively, the "**Awards**");

(i) Tax Certiorari. All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction;

(j) Rights. The right, in the name and on behalf of Borrower, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Lender in the Property;

(k) Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title and interest of Borrower therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Borrower thereunder;

(l) Intangibles. All tradenames, trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

(m) Accounts. All reserves, escrows and deposit accounts maintained by Borrower with respect to the Property, including without limitation, the Accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof (collectively, the "**Accounts**");

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(n) Interest Rate Protection Agreement. The Interest Rate Protection Agreement (as defined in the Deed of Trust) and any replacement or substitute thereof;

(o) Proceeds. All proceeds of any of the foregoing items set forth in subsections (a) through (n) including, without limitation, Insurance Proceeds and Awards, whether cash, liquidation claims (or other claims) or otherwise; and

(p) Other Rights. Any and all other rights of Borrower in and to the items set forth in subsections (a) through (o) above.

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FILED  
HAYS COUNTY, TEXAS  
at 11:12 o'clock A.M.

MAR 12 2026

26-000792  
1 PALO PINTO PATH, WIMBERLEY, TX 78676

**NOTICE OF FORECLOSURE SALE**

*Elaine H. Carlson*  
COUNTY CLERK

**Property:**

The Property to be sold is described as follows:

LOT FIVE (5), BLOCK EIGHTEEN (18), EAGLE ROCK RANCHITOS, SECTION THREE (3), A  
SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 157, PAGE 2, DEED RECORDS, HAYS COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated May 7, 2020 and recorded on May 19, 2020 as Instrument Number 20019163 in the real property records of HAYS County, Texas, which contains a power of sale.

**Sale Information:**

April 07, 2026, at 12:00 PM, or not later than three hours thereafter, at the front steps of the Hays County Government Building, or as designated by the County Commissioners Court.

**Terms of Sale:**

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:**

The Deed of Trust executed by MARY MITCHELL AND STASEY MITCHELL secures the repayment of a Note dated May 7, 2020 in the amount of \$266,021.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:**

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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Substitute Trustee(s): Aarti Patel, Dylan Ruiz, Violet Nunez, Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary Corenblum, Joshua Sanders, Aleena Litton, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Sharlet Watts, Jennyfer Sakiewicz, Richard Zavala, Jr., Jr, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Auction.com, LLC, Dustin George

**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.**

**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.**

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Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
Jake Troye, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

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Substitute Trustee(s): Aarti Patel, Dylan Ruiz, Violet Nunez, Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary Corenblum, Joshua Sanders, Aleena Litton, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Sharlet Watts, Jennyfer Sakiewicz, Richard Zavala, Jr., Jr, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

I, ANGELA ZAVALA, declare under penalty of perjury that on the 12<sup>th</sup> day of MARCH, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HAYS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).