

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mortgagee, as the beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed, appropriate notice and to sell the Mortgaged Property to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 3, 2023, no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Mortgaged Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area, which area was, designated by the Commissioner's Court of said County: outside the northeast lower level door of the Williamson County Justice Court at 405 MLK Street, Georgetown, Texas, Williamson County, Texas, said location having been designated by the Commissioners' Court of Williamson County, Texas, or such other area as such Commissioner's Court may designate for the subject sale; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust, and further subject to any and all tenant or space leases covering all or any part of the Mortgaged Property to which the Deed of Trust is now or may prior to such sale be subordinated. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

The Land is located in an area subject to a special taxing authority/utility district. You are hereby advised of the special disclosures contained in the Notice to Purchaser attached hereto as Exhibit C; please carefully read such notice

Any purchaser at such foreclosure sale will be required to execute and deliver, at the time of and as a condition to, the acceptance of such purchaser's bid, a Notice to Purchaser (Deed Restrictions) in the form attached hereto as Exhibit D and incorporated herein by reference for all purposes, which will be recorded in the Real Property Records of Williamson County, Texas, as required by Section 212.155 of the Tex. Local Gov. Code.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving, or within the last nine (9) months have served, 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.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of September 3, 2023.

[The remainder of this page is intentionally left blank.]

SUBSTITUTE TRUSTEE:

Name: Sue Carol

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on September 5, 2023, by Sue Carol, in the capacity therein stated.

My Commission Expires:

Notary Public in and for the State of Texas

Printed Name of Notary Public

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