

POSTED & FILED

Vicinta Stafford Burnet County Clerk

By Christy Simpson at 9:15 am, Apr 14, 2025

NOTICE OF TRUSTEE'S SALE

Date: April 14, 2025

Trustee: Rex G. Baker, III

Trustee's Address: 171 Benney Lane Bldg II, Dripping Springs, Texas 78620

Mortgagee: Infin8 Lending, LLC

Note: original principal amount of \$6,500,000.00

Deed of Trust

Date: January 30, 2024

Grantor: Flatrock Texas II, LP

Mortgagee: Infin8 Lending, LLC

Recording information: Instrument Number 202400965 of the Official Public Records of Burnet County, Texas

Property: 117.3 acres, more or less, in Burnet County, Texas - See Exhibit "A" attached hereto

County: Burnet County, Texas

Date of Sale: May 6, 2025

Time of Sale: 11:00 AM to 2:00PM

Place of Sale: in the area designated by the Burnet 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.

Infin8 Lending, LLC has appointed the Trustee under the Deed of Trust, and has instructed the Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

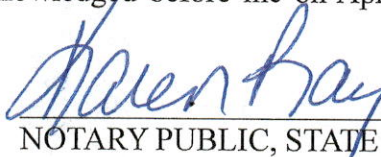
EXECUTED April 14, 2025.



Rex G. Baker, III, Trustee

STATE OF TEXAS
COUNTY OF BURNET

The foregoing instrument was acknowledged before me on April 14, 2025, by Rex G. Baker, III.



NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

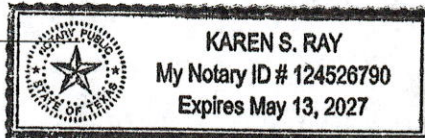


EXHIBIT "A"

BEING A 117.30 ACRE TRACT OF LAND OUT OF THE LYDIA HUNT SURVEY NO. 6, ABSTRACT NO. 424, LOCATED IN BURNET COUNTY, TEXAS, FURTHER BEING COMPRISED OF A CALLED 67.23 ACRE TRACT DESCRIBED IN DOCUMENT TO JANE BENEDUM, RECORDED IN VOLUME 481, PAGE 837 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, A CALLED 14.47 ACRE TRACT DESCRIBED IN DOCUMENT TO SOPHIA JANE BENEDUM, RECORDED IN VOLUME 1060, PAGE 548 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS. A CALLED 15.23 ACRE TRACT AND A CALLED 17.408 ACRE TRACT DESCRIBED IN DOCUMENT TO JANE BENEDUM, RECORDED IN VOLUME 481, PAGE 734 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 11730 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found at the northeast corner of said 17.47 acre tract, the northwest corner of a called 192.48 acre tract described in Document to BP Marble Falls LLC, recorded in Document No. 201707669 of the Official Public Records of Burnet County, Texas, the South R.O.W. line of West FM 2147, for the northeast corner hereof;

THENCE S 01 deg. 40'14" E leaving said R.O.W. with the west line of said 192.46 acre tract, the east line of said 17.47 acre tract, and hereof, a distance of 1826.61' to a 1/2" iron pin set with a "Cuplin" property cap, for an angle point hereof;

THENCE S 01 deg. 34'54" E with the west line of said 192.46 acre tract, passing the southeast corner of said 17.47 acre tract and the northeast corner of said 67.23 acre tract, and the east line hereof, a distance of 1140.68' to a 1/2" iron pin found, for an angle point hereof;

THENCE S 01 deg. 42'34" E with the east line of said 67.23, and hereof, passing the southwest corner of said 192.46 acre tract and the northwest corner of a called 692.92 acre tract described in Document to BP Marble Falls, LLC, recorded in Document No. 201707669 of the Official Public Records of Burnet County, Texas, a distance of 1140.68' to a 1/2" iron pin found, for an angle point hereof,

THENCE with the west line of said 692.92 acre tract, the east line of said 67.23 acre tract, and hereof, the following courses and distances;

- 1) S 01 deg. 51'03"E a distance of 295.64' to a 1/2" iron pin found for an angle point hereof,**
- 2) S 01 deg. 32'33" E a distance of 1193.65' to a 1/2" iron pin found for the internal corner of said 692.92 acre tract, the southeast corner of said 67.23 acre tract and the southeast corner hereof,**

THENCE N86 deg. 09'04" W with the northern line of said 692.92 acre tract, the south line of said 67.23 acre tract and hereof, a distance of 178.21' to a 1/2" iron pin found for an angle point in the northern line of said 692.92 acre tract, a southeasterly corner of a called 584.00

acre tract described in Document to Jeff R. McSpadden, Jr., and Frances M. Hetner McSpadden, recorded in Document 201503185 of the Official Public Records of Burnet County, Texas, the southwest corner of said 67.23 acre tract, and hereof,

THENCE with the east line of said 584.00 acre tract, the west line of said 67.23 acre tract and hereof, the following courses and distances:

- 1) N 11 deg. 54'49" W a distance of 672.97' to a 1/2" iron pin found for an angle point here,
- 2) N 12 deg. 10'09" W, a distance of 752.15' to a 1/2" iron pin set with "Cuplin" property cap, for an angle point hereof,
- 3) N 11 deg. 53'28" W a distance of 443.30' to a 1/2" iron pin set with "Cuplin" property cap, for an angle point hereof;
- 4) N 12 deg. 18'03" W a distance of 174.18' to a 1/2" iron pin found for an angle point hereof,
- 5) N 08 deg. 22'24" W a distance of 318.01" to a 1/2" iron pin found for an angle point hereof,
- 6) N 12 deg. 02'21" W a distance of 429' to a 1/2" iron point found for angle point hereof,
- 7) N 12 deg. 05'40" W, a distance of 1338.10' to a 1/2" iron pin found for an angle point hereof,
- 8) N 14 deg. 22'25" W a distance of 238.83' to a 1/2" iron pin set with "Cuplin" property cap, for an angle point hereof,

THENCE N 11 deg. 26'14" W with the west line of said 584.00 acre tract, passing the northwest line of said 67.23 acre tract, the southwest corner of said 17.47 acre tract, and the west line hereof, a distance of 710.93' to a 1/2" iron pin found for an angle point hereof,

THENCE with the east line of said 584.00 acre tract, the west line of said 17.47 acre tract and hereof the following courses and distances;

- 1) N 12 deg. 09'00" W a distance of 1165.75' to a 1/2" iron pin set with "Cuplin" property cap, for an angle point hereof,
- 2) N 11 deg. 51'32" W a distance of 165.77 to a 1/2" iron pin found for an angle point in the east line of said 584.00 acre tract, the northwest corner of said 17.47 acre tract, the southwest corner of said 15.23 acre tract, and a point in the west line hereof;

THENCE N 11 deg. 52'14" W with the east line of said 584.00 acre tract, passing a 1/2" iron pin found for the northwest corner of said 15.23 acre tract and the southwest corner of said 17.408 acre tract at a distance of 643.43', a total distance of 679.67" to a 1/2" iron pin set with "Cuplin" property cap for an angle point in hereof,

THENCE N 00 deg. 22'23" W with the west line of said 17.408 acre tract, passing the northeast corner of said 584.00 acre tract, the southeast corner of a called 24.527 acre tract described in Document to Priscilla Hefner Stapleton, recorded in Volume 564, Page 373 of the Real Property Records of Burnet County, Texas, and the west line hereof, a distance of 435.21' to a 1/2" iron pin set with "Cuplin" property cap, for an angle point hereof,

THENCE with the east line of said 24.527 acre tract, the west line of said 17.408 acre tract and hereof, the following courses and distances:

- 1) N 16 deg. 59'33" W, a distance of 29.77' to a 1/2" iron pin found for an angle point hereof,**
- 2) N 57 deg. 49'00" E, a distance of 6.72' to a 1/2" iron pin set with "Cuplin" property cap, for an angle point hereof,**
- 3) N 22 deg. 36'46" E, a distance of 233.45' to a 1/2" iron pin found in the south line of said R.O.W. at the northeast corner of said 24.527 acre tract, the northwest corner of said 17.408 acre tract and hereof,**

THENCE with the south line of said R.O.W., passing the northeast corner of said 17.408 acre tract and the northwest corner of said 17.47 acre tract, with the north line hereof, the following courses and distances;

- 1) Along a curve to the right with a radius of 1970.40", a delta angle of 26 deg. 57'13", an arc length of 926.94', a chord bearing of N 87 deg. 33'01" E and a chord length of 918.41' to a concrete highway monument found,**
- 2) N 74 deg. 00'21" E a distance of 242.53" to the POINT OF BEGINNING and containing 117.30 acres more or less.**