

**Notice of Foreclosure Sale****April 9, 2025**

Deed of Trust ("Deed of Trust"):

Dated: August 5, 2021

Grantor: GARDEN OF TRINITY BRIGGS LLC, a Texas limited liability company

Address: Hwy 183, Burnet County, Texas

Trustee: Cody Henson

Lender: THE TEXAS 1031 EXCHANGE COMPANY, as Intermediary for WildTex Ranch, LLC, a Texas limited liability company

Address: 781 US Highway 84E, Goldthwaite, Texas 76844

Recorded in: Burnet County, Texas, under Document No. 202113498

Legal Description: BEING 161.37 acres of land out of the DONALD SMITH SURVEY NO. 75, ABSTRACT NO. 789, in Burnet County, Texas, being a portion of that certain 316.963 acres conveyed to WildTex Ranch, LLC in Document No. 201610516, Official Public Records of Burnet County, Texas. Said 161.37 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Secures: Note ("Note") in the original principal amount of \$2,565,783.00, executed by GARDEN OF TRINITY BRIGGS LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00

A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: The sale will be conducted at the Burnet County Courthouse, 220 S. Pierce Street, Burnet, Texas 78611 (the area outside the County Clerk's Office, on the east side of the Courthouse) as designated by the Commissioners' Court of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent to the location where this notice was posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender'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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 GARDEN OF TRINITY BRIGGS LLC, a Texas limited liability company. 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," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. 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 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.

**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.**

Brett Hauser, Substitute Trustee

STATE OF TEXAS )

COUNTY OF WILLIAMSON )

Before me, the undersigned notary public, on this day personally appeared Brett Hauser, 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 of office this 9<sup>th</sup> day of April 2025.



Notary Public, State of Texas

EXHIBIT " A "

FIELD NOTES  
JOB NO. 210321

**161.37 ACRES – TRACT ONE**

BEING 161.37 acres of land out of the Donald Smith Survey Number 75, Abstract Number. 789, Burnet County, Texas, and being part of that tract described in a Special Warranty Deed to Wildtex Ranch, L.L.C., dated November 1, 2016 and recorded as Document Number 20160516 of the Official Public Records of Burnet County and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with no cap found in the south margin of U.S. Highway 183, for the northwest corner of Rocky Creek Estates recorded in Cabinet 2, Slide 155 of said public records, and being the northeast corner of said Wildtex Ranch, L.L.C. Tract, and this tract;

THENCE: S 21° 16' 20" E 2332.41 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of said Wildtex Ranch L.L.C. Tract and being the southeast corner of this tract;

THENCE: across said Wildtex Ranch, LLC tract the following courses and distances:

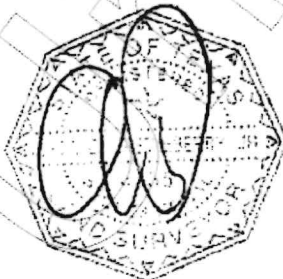
1. S 76° 41' 45" W 1318.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
2. S 18° 36' 16" E 70.80 feet to a 2" pipe fence post,
3. S 76° 32' 57" W 36.68 feet to a 2" pipe fence post,
4. S 20° 08' 36" E 106.32 feet to a 2" pipe fence post,
5. S 70° 06' 16" W 85.08 feet to a 2" pipe fence post,
6. N 19° 48' 44" W 191.02 feet to a 2" pipe fence post,
7. S 76° 28' 53" W 1258.97 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east margin of County Road 211 and the west line of said Wildtex Ranch L.L.C. tract, and being the southwest corner of this tract,

THENCE: N 21° 11' 39" W 2792.50 feet with the east margin of County Road 211 to a 2" pipe fence post found and being the northeast corner of said Wildtex Ranch L.L.C. tract and this tract;

THENCE: generally with a fence and the north line of said Wildtex Ranch L.L.C. tract and this tract the following courses and distances:

1. N 69° 35' 09" E 522.14 feet to a 2" pipe fence post found,
2. N 51° 03' 19" E 51.30 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
3. S 86° 52' 41" E 148.31 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
4. S 88° 50' 53" E 90.77 feet to a 2" pipe fence post found,
5. S 01° 30' 15" E 216.70 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
6. N 89° 24' 12" E 328.15 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
7. N 00° 59' 12" E 211.09 feet to a 2" pipe fence post found,
8. S 89° 39' 22" E 1685.91 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



July 2, 2021  
Clyde C. Castleberry, Jr.  
Registered Professional Surveyor No. 4835

EXHIBIT " A "  
Page 1 of 1

Triple C Surveying Co.  
PO Box 544  
Lampasas, Texas 76550  
www.triplecsurveying.com  
Firm No. 10193916