

Filed this 16th day of Oct 2023
3:56 P.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. **Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Deed of Trust:

Date: May 19, 2021
Grantor(s): Lorenzo Gonzalez Garcia and Jose Lorenzo Gonzalez
Recorded In: Document No. 2021-004075, Caldwell County, Texas

Property: 10.795 acres (475,683 square feet) of land, more or less, out of the Edward Brown Survey, Abstract No. 42, in Caldwell County, Texas, being a portion of that 192.124 acre tract conveyed to Whitley 20 Boulder Ln, LLC, an individual protected series of Whitley 20, LLC, by Warranty Deed of record in Document No. 2020005631, Official Public Records, Caldwell County, Texas. Said tract being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes and commonly known as 1455 Boulder Lane, Dale, Texas 78616 (the "Property").

Lender: Whitley 20 Financial, LLC

Property to Be Sold:

Residential property described in "Exhibit A" attached hereto and made a part hereof; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Information regarding the public sale to be held:

Substitute Trustee: Noel Stout or Rachel McKenna, Substitute Trustee
Appointed by written instrument in Document No. 2023-006285 in Caldwell County, Texas.

Date of Sale: November 7, 2023, being the first Tuesday in said month.

Time of Sale: The sale will begin at 1:00 PM or not later than three hours after that time.

Place of Sale: Caldwell County, Texas at the following location: Outside the main entrance of the new Caldwell county justice center, located at 1703 S. Colorado Street, Lockhart, Texas 78644 or as designated by the county commissioner's office or as designated by the county commissioners court.

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, Whitley 20 Financial, LLC, appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Whitley 20 Financial, LLC make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



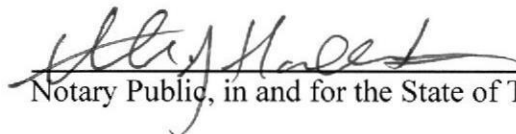
Noel L. Stout, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 16, 2023 by Noel L. Stout, in his capacity as Substitute Trustee



Notary Public, in and for the State of Texas

(Personalized Seal)

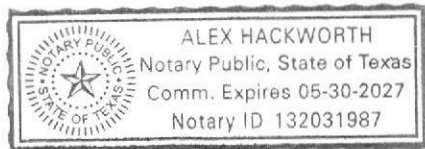


EXHIBIT "A"
DESCRIPTION

A 10.795 acres (470,223 square feet), tract of land, lying within the Edward Brown Survey, Abstract 42, Caldwell County, Texas, and being a portion of a called 192.124 acre tract, conveyed to Whitley 20 Boulder Ln LLC in Document No. 2020-005631, Official Public Records of Caldwell County, Texas, described as follows:

COMMENCING at a 60d nail found at the southeastern corner of said 192.124 acre tract, being the southwestern corner of a called 400.00 acre tract, conveyed to Michael C. & Karen A. Maraldo in Document No. 2015-003475, Official Public Records of Caldwell County, Texas and being on the northern right-of-way line of Boulder Lane (R.O.W. Varies);

THENCE, with the northern right-of-way line of said Boulder Lane and the southern line of said 192.124 acre tract, S89°38'02"W, a distance of 270.02 feet to a 5/8" iron rod set with cap stamped "ATWELL LLC", for the **POINT OF BEGINNING** and the southeastern corner of the herein described tract;

THENCE, continuing with the northern right-of-way line of said Boulder Lane and the southern line of said 192.124 acre tract, the following two (2) courses and distances

1. S89°38'02"W, a distance of 248.25 feet to a 5/8" iron rod set with cap stamped "ATWELL LLC",
2. S89°10'02"W, a distance of 21.77 feet to a 5/8" iron rod set with cap stamped "ATWELL LLC", for the southwestern corner of the herein described tract;

THENCE, over and across said 192.124 acre tract, N01°01'46"W, a distance of 1734.23 feet to a 5/8" iron rod set with cap stamped "ATWELL LLC", on a northern line of said 192.124 acre tract and a southern line of said 400.00 acre tract, for the northwestern corner of the herein described tract;

THENCE, with the said northern line of the 192.124 acre tract and the said southern line of the 400.00 acre tract, N86°26'26"E, a distance of 270.26 feet to a 5/8" iron rod set with cap stamped "ATWELL LLC", for the northeastern corner of the herein described tract, from which a 1/2" iron rod found at an ell corner of said 192.124 acre tract and said 400.00 acre tract, bears N86°26'26"E, a distance of 270.26 feet;

THENCE, over and across said 192.124 acre tract, S01°01'46"E, a distance of 1749.11 feet to the **POINT OF BEGINNING**;

Containing 10.795 acres or 470,223 square feet, more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), South Central Zone (4204). The Grid to Surface combined scale factor is 1.00013.

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12/07/2020