

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 11, 2023

SUBSTITUTE TRUSTEE: SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES,
JENNYFER SAKIEWICZ, BENJAMIN K. WILLIAMS, OR
BENJAMIN H. HA

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

DEED OF TRUST:

Date: February 22, 2023

Grantor: MOUNTAIN PEAK PORTFOLIO LLC, Series 1,
a Texas limited liability company

Beneficiary: DALE 86, LLC

Beneficiary's Mailing Address: c/o Boyd Development, Inc.
549 Peace Drive
Liberty Hill, Texas 78642

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2023-001256, Official Public Records,
Caldwell County, Texas

Property:

A DESCRIPTION OF 155.951 ACRES, MORE OR LESS, IN THE GEORGE W. JAMES SURVEY, ABSTRACT 156, CALDWELL COUNTY, TEXAS, BEING COMPRISED OF THE SAME TRACT AS A CALLED 140.951 ACRE TRACT OF LAND (TRACT 1) AND A CALLED 15.000 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO DALE 86, LLC IN DOCUMENT NUMBER 2021-001895, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (OPRCCT), SAID 155.951 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED TO THE ABOVE-REFERENCED DEED OF TRUST.

NOTE:

Date: February 22, 2023

Amount: \$1,500,000.00

Debtor: MOUNTAIN PEAK PORTFOLIO LLC, Series 1,
a Texas limited liability company

Filed this 11th day of Sept, 2023
10:33 AM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Lydia Alexander Deputy
Lydia Alexander



Holder: DALE 86, LLC

DATE OF SALE OF PROPERTY:

Tuesday, October 3, 2023, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

The Main Entrance of the new Caldwell County Judicial Center, located at 1703 S Colorado St, Lockhart, Texas 78644, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's 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.

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 R. WILLIAMS, Trustee and
Attorney for Lender

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