

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE: May 22, 2025

DEED OF TRUST:

DATE: March 14, 2023
GRANTOR: Hidden Path RV Resort, Limited Liability Company
GRANTOR's ADDRESS: 270 Hidden Path Road / P.O. Box 1336
Lockhart, Texas 78644 (Caldwell County)
923 Merritt Drive
Lockhart, Texas 78644 (Caldwell County)
BENEFICIARY: SouthStar Bank, S.S.B.
ORIGINAL TRUSTEE: David Kapavik
RECORDING INFORMATION: Document Number 2023-001522 of the Official Public Records of Caldwell County, Texas

PROPERTY: BEING 19.794 acres of land, more or less, lying and being situated in the Cornelius Crenshaw Survey, Abstract No. 68, in Caldwell County, Texas; and being a portion of that called 20.252 acres conveyed by deed dated March 4, 2019 from Roy Stephens Sr. to Hidden Path JV LLC recorded in Document No. 2019-001110 of the Official Public Records of Caldwell County, Texas; and being the same property conveyed by deed dated June 9, 2022 from Hidden Path JV LLC to Hidden Path RV Resort, Limited Liability Company recorded in Document No. 2022-004628 of the Official Public Records of Caldwell County, Texas; and being the same property more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

NOTE SECURED BY DEED OF TRUST:

DATE: March 14, 2023
ORIGINAL AMOUNT: Two Million Eighty Five Thousand Dollars and 00/100 (\$2,085,000.00)
BORROWER: Hidden Path RV Resort, Limited Liability Company
HOLDER: SouthStar Bank, S.S.B.

Filed this 22 day of May 2025
8:35 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: May 16, 2025 (Effective Date)

SUBSTITUTE TRUSTEE: Bryan F. Russ III, James H. McCullough or Amanda E. Lockhart

RECORDING INFORMATION: Document Number 2025-003839 of the Official Public Records of Caldwell County, Texas

DATE OF SALE OF PROPERTY: Tuesday, July 1, 2025

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: The sale will take place outside the main entrance of the new Caldwell County Justice Center located at 1703 South Colorado Street, Lockhart, Texas 78644, or as designated by the Commissioner's Court.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III
Palmos, Russ, McCullough & Russ, L.L.P.
307 North Center Street / P.O. Box 1288
Franklin, Texas 77856
(979) 828-3663
Email: treyruss@palmosruss.com

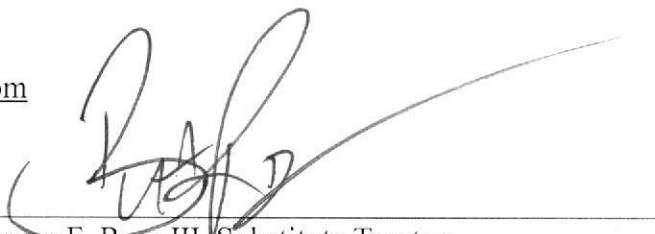

Bryan F. Russ III, Substitute Trustee

EXHIBIT "A"

BEING 19.794 ACRES OF LAND SITUATED IN THE CORNELIUS CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN CALLED 20.252 ACRE TRACT OF LAND CONVEYED TO HIDDEN PATH JV LLC BY ROY STEPHENS SR. BY DEED DATED MARCH 4, 2019, AND RECORDED IN DOCUMENT NO. 2019-001110, CALDWELL COUNTY OFFICIAL PUBLIC RECORDS, AS CONVEYED TO HIDDEN PATH RV RESORT LIMITED LIABILITY COMPANY AND DESCRIBED BY DEED DATED JUNE 9, 2022, RECORDED IN DOCUMENT NO. 2022-004628, CALDWELL COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3" Iron pipe found at the southwest corner of said Hidden Path JV LLC called 20.252 acre tract, for the southwest corner of the herein described tract of land, same being at the common southeast corner of that certain called 0.66 acre tract of land conveyed to Betty Magee Balser by deed dated April 25, 1956 and recorded in Document No. 267, Page 223, Caldwell County Deed Records, and being in the north line of Caldwell County Road No. 303, aka Hidden Path Road, a variable width public right-of-way;

THENCE North 11°09'56" West (N11°07'38"W Record), with the west line of said Hidden Path JV LLC called 20.252 acre tract and the common east line of said Balser called 0.66 acre tract, along the meanders of a wire fence, a distance 656.27 feet to the center of a hole found drilled in concrete at the north corner of said Balser called 0.66 acre tract, for a corner of the herein described tract of land, same being at a common corner of that certain called 108.129 acre tract of land conveyed to Valley Farm, LLC by deed dated February 21, 2020 and recorded in Document No. 2020-000913, Caldwell County Official Public Records;

THENCE North 11°03'34" West (N11°07'38"W Record), continuing with the west line of said Hidden Path JV LLC called 20.252 acre tract and the common east line of said Valley Farm, LLC, along the meanders of a wire fence, a distance of 289.42 feet to a 1/2" iron rod found at the northwest corner of said Hidden Path JV LLC called 20.252 acre tract, for the northwest corner of the herein described tract of land, same being at the common southwest corner of that certain called 21.624 acre tract of land conveyed to Michael Andrew Davis and wife, Jessica Davis by deed dated July 24, 2015 and recorded in Document No. 2015005623, Caldwell County Official Public Records;

THENCE North 79°04'44" East (N79°05'00"E Record), with the north line of said Hidden Path JV LLC called 20.252 acre tract and the common south line of said Davis called 21.624 acre tract, a distance of 915.83 feet (915.89' Record) to a 1/2" iron rod with orange plastic cap marked "RPLS 5687" set for the northeast corner of the herein described tract of land, same being at the common northwest corner of that certain called 0.433 acre tract of land conveyed to Michael Andrew Davis, II by Hidden Path JV LLC by deed dated April 2, 2020 and recorded in Document No. 2020-001782, Caldwell County Official Public Records, and from which a 1/2" iron rod with orange plastic cap marked "RPLS 5687" set at the southeast corner of said Davis called 21.624 acre tract, the common northeast corner of said Hidden Path JV LLC called 20.252 acre tract and the common northeast corner of said Davis called 0.433 acre tract, same being in the west line of a fenced lane, aka County Road No. 303, bears North 79°04'44" East (N79°05'00"E Record), a distance of 20.00 feet;

THENCE South 10°22'17" East (S10°22'22" E Record) through and severing said Hidden Path JV LLC called 20.252 acre tract, with the west line of said Davis called 0.433 acre tract, a distance of 949.95 feet (951.27' Record) to a 1/2" iron rod with orange plastic cap marked "RPLS 5687" set at the southwest corner of said Davis called 0.433 acre tract, for the southeast corner of the herein described tract of land, same being in the south line of said Hidden Path JV LLC called 20.252 acre tract and the common north line of the aforementioned County Road No. 303, aka Hidden Path Road, and from which a 1/2" iron rod with orange plastic cap marked "RPLS 5687" set at the southeast corner of said Hidden Path JV LLC called 20.252 acre tract and the common southeast corner of said Davis called 0.433 acre tract, bears North 79°20'49" East (N79°21'10"E Record), a distance of 20.00 feet;

THENCE South 79°20'49" West (S79°21'10"W Record), with the south line of said Hidden Path JV LLC called 20.252 acre tract and the common north line of the aforementioned County Road No. 303, aka Hidden Path Road, along the meanders of a wire fence, a distance of 903.23 feet (903.33' Record) to the POINT OF BEGINNING and CONTAINING 19.794 ACRES OF LAND.