

Filed this 10th day of June 20 25
12:38 p M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Reyna Mijares

DATE: June 10, 2025

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: September 12, 2022

Grantor: MJD ENDEAVORS, LLC, a Texas limited liability company

Beneficiary: AUSTERRA STABLE INCOME FUND, LP

Beneficiary's Mailing Address: c/o Stallion Funding, LLC
10119 Lake Creek Pkwy., Suite 202
Austin, Texas 78729

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2022-007177, Official Public Records,
Caldwell County, Texas; Document No. 2022-007790,
Official Public Records, Caldwell County, Texas

Property:

Being all of that certain tract or parcel of land containing 94.298 acres, more or less, situated in the John V. Morton Survey, Abstract No. 197, Caldwell County, Texas, being comprised of:

TRACT 1 being all of that certain tract or parcel of land containing 49.268 acres, more or less, being conveyed by Distribution Conveyance deed recorded in Volume 145, Page 782 of the Official Public Records of Real Property, Caldwell County, Texas; and

TRACT 2 being all of that certain tract or parcel of land containing 44.5 acres, more or less, being conveyed by Assumption Special Warranty Deed recorded in Volume 146, Page 127 of the Official Public Records of Real Property, Caldwell County, Texas;

said 94.298 acres, more or less, being more particularly described by metes and bounds shown on Exhibit "A" attached to the above-referenced deed of trust.

Together with all personal property described in the above-referenced deed of trust.



NOTE:

Date: September 12, 2022
Amount: \$2,130,000.00
Debtor: MJD ENDEAVORS, LLC, a Texas limited liability company
Holder: AUSTERRA STABLE GROWTH FUND, LP

DATE OF SALE OF PROPERTY:

Tuesday, July 1, 2025, at 1:00 p.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 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.

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, 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 K. WILLIAMS, Trustee and
Attorney for Mortgage Servicer

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