

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 13, 2018

**SUBSTITUTE TRUSTEE:** MICHELLE JONES, ANGELA ZAVALA,  
or BENJAMIN K. WILLIAMS

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

**DEED OF TRUST:**

Date: April 20, 2016

Grantor: SK NELSON DEVELOPMENT, LLC, a Texas limited liability company

Beneficiary: AUSTERRA STABLE GROWTH FUND, LP

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

Trustee: BENJAMIN K. WILLIAMS

Recording Information: Document No. 201603628, Official Public Records,  
Burnet County, Texas

**Property:**

Being 26.25 acres of land, more or less, out of the Susano Hernandez Survey No. 40, Abstract No. 398, Burnet County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust; and together with all personal property described in the above-referenced deed of trust.

**NOTE:**

Date: April 20, 2016

Amount: \$550,000.00

Debtor: SK NELSON DEVELOPMENT, LLC, a Texas limited liability company

Holder: AUSTERRA STABLE GROWTH FUND, LP  
as to an undivided 95.82% (\$527,000.00/\$550,000.00) interest

STALLION TEXAS REAL ESTATE FUND, LLC  
as to an undivided 04.18% (\$23,000.00/\$550,000.00) interest



**POSTED** JANET PARKER  
Burnet County Clerk  
By Jayme Ingram at 9:32 am, Feb 13, 2018

**DATE OF SALE OF PROPERTY:**

Tuesday, March 6, 2018, at 1:00 p.m.

**PLACE OF SALE OF PROPERTY:**

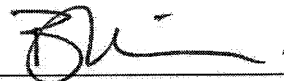
The area on the east side of the Burnet County Courthouse (outside the county clerk's office), or in inclement weather the east hallway inside the courthouse, outside the doorway to the county clerk's office, or if the preceding area is no longer the designated area, at the area most recently designated 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 K. WILLIAMS, Substitute 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