

Notice of Foreclosure Sale

May 12, 2026

Deed of Trust (“Deed of Trust”):

Dated: July 31, 2025

Grantor: LTX HOLDINGS, INC., a Texas corporation

Trustee: TYLER ROCKAFELLOW

Lender: JAY PHILIP OTTO AND SHERRY DAYNE BACON OTTO,
TRUSTEES OF THE BIRDIE’S NEST LIVING TRUST U/T/D
MAY 29, 2025

Recorded: Burnet County, Texas, under Instrument No. 202507604

Legal Description: BEING A PART OF LOT 13, J & M MOBILE HOME
SUBDIVISION, AN ADDITION TO THE CITY OF MARBLE
FALLS, BURNET COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF, RECORDED IN CABINET 1,
SLIDES 90-A AND 90-B, PLAT RECORDS, BURNET
COUNTY, TEXAS, AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A”
ATTACHED HERETO AND MADE A PART HEREOF

Secures: Promissory Note (“Note”) in the original principal amount of
\$300,000.00 executed by LTX HOLDINGS, INC., a Texas
corporation (“Borrower”) and payable to the order of Lender

Address: TBD McDonald Drive, Lot 15, Marble Falls, Texas 78654

Substitute Trustees: Ian T. Todd; G. Brett Hauser

Substitute Trustees’
Address: 200 West 6th Street, Suite 110, Georgetown, Texas 78626

Foreclosure Sale:
Date: June 2, 2026

- Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**
- Place: The area on the east side of the Burnet County Courthouse (outside the county clerk's office), located at 220 South Pierce Street, Burnet, Texas 78611, or in inclement weather, the east hallway inside the courthouse, outside the doorway to the county clerk's office. If the preceding area is no longer the designated area, the place of sale will be at the area most recently designated by the Commissioners Court of Burnet County, pursuant to §51.002 of the Texas Property Code as the place where foreclosures sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Foreclosure Sale is posted), in the City of Burnet, Burnet County, Texas.
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JAY PHILIP OTTO AND SHERRY DAYNE BACON OTTO, TRUSTEES OF THE BIRDIE'S NEST LIVING TRUST U/T/D MAY 29, 2025's ("The Birdie's Nest Living Trust") bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The Birdie's Nest Living Trust, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of The Birdie's Nest Living Trust's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The Birdie's Nest Living Trust's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If The Birdie's Nest Living Trust passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust.

For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by [Lender/Beneficiary]. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

Sincerely yours,

SNEED, VINE & PERRY, P.C.

By: 

Ian T. Todd
Texas Bar No. 24104274
itodd@sneedvine.com
200 West 6th Street, Suite 110
Georgetown, Texas 78626
Tel. (512) 930-9775
Fax (512) 819-9707
Attorney for The Birdie’s Nest Living Trust

EXHIBIT "A"

BEING A PART OF LOT 13, J & M MOBILE HOME SUBDIVISION, AN ADDITION TO THE CITY OF MARBLE FALL, BURNET COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 1, SLIDES 90-A AND 90-B, PLAT RECORDS, BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING an iron rod set in the south right of way line of McDonald Lane, for the Northeast corner of said Lot 14, surveyed this day by the undersigned, for the Northwest corner of said Lot 15, and for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the south right of way line of said McDonald Lane and the north line of said Lot 13, South 61°11'17" East, a distance of 50.00 feet to an iron rod set, for the Northwest corner of Lot 16 as surveyed this day by the undersigned, for the Northeast corner of said Lot 14, and for the Northeast corner of this tract;

THENCE with the east line of said Lot 15 and the west line of said Lot 16, South 28°48'43" West, a distance of 130.00 feet to an iron rod set, for the Southeast corner of said Lot 15, and for the Southeast corner of this tract;

THENCE with the south line of said Lot 15, North 61°11'17" West, a distance of 50.00 feet to an iron rod set, for the Southeast corner of said Lot 14, for the Southwest corner of said Lot 15, and for the Southwest corner of this tract;

THENCE with the east line of said Lot 14 and the west line of said Lot 15, North 28°48'43" East, a distance of 130.00 feet to the POINT OF BEGINNING, containing 0.149 acres of land, more or less.