

**POSTED**

**Vicinta Stafford  
Burnet County Clerk**

By Courtney Gage at 9:03am, Dec 16, 2025

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** December 16, 2025

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

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

**DEED OF TRUST:**

Date: October 26, 2022

Grantor: ATX REAL ESTATE 4 LP, a Texas limited partnership

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC

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. 202215273, Official Public Records of  
Burnet County, Texas

**Property:**

Lot 7, Block 17, JOHNSON ADDITION in the City of Burnet, Burnet County, Texas,  
according to the map or plat thereof, recorded in Volume P, Page 187, Deed Records, Burnet  
County, Texas.

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

**NOTE:**

Date: October 26, 2022

Amount: \$745,000.00

Debtor: ATX REAL ESTATE 4 LP, a Texas limited partnership

Holder: STALLION TEXAS REAL ESTATE FUND, LLC

**DATE OF SALE OF PROPERTY:**

Tuesday, January 6, 2026, 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 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