

POSTED & FILED

Vicinta Stafford Burnet County Clerk

By Amy Grant at 2:41 pm, Sep 05 2025

NOTICE OF 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.

Effective Date: September 5, 2025

Trustee: Steven M Bowers

Trustee's Address: 3724 Jefferson St Ste 210, Austin TX 78731

Lender: FSD CR 222 LLC, a Texas limited liability company

Promissory Note dated February 22, 2022, in the original principal amount of \$283,338, executed by Matthew Hunter Briles and Christina Briles, as Borrower, and made payable to the order of FSD CR 222 LLC, as Lender.

Deed of Trust dated February 22, 2022, executed by Matthew Hunter Briles and Christina Briles, as Grantor, to Steven M Bowers as Trustee for the benefit of FSD CR 222 LLC, as Lender, covering 11.88 acres of land out of the CALEB MILLER SURVEY, Abstract No. 71, Burnet County, Texas, and being part of a called 247.46 acre tract of land described in a deed to FSD CR 222, LLC, a Texas limited liability company, recorded in Document No. 202107733, Official Public Records of Burnet County, Texas.

The Deed of Trust was recorded under Document No. 202200811 of the Official Public Records of Burnet County, Texas.

Property: BEING 11.88 acres of land out of the CALEB MILLER SURVEY, Abstract No. 71, Burnet County, Texas, and being part of a called 247.46 acre tract of land described in a deed to FSD CR 222, LLC, a Texas limited liability company, recorded in Document No. 202107733, Official Public Records of Burnet County, Texas, and being more particularly described by metes and bounds on **Exhibit A** attached hereto.

Platting: Subsequent to the execution and recordation of the Deed of Trust, the Property was platted as Lot 12, PRAIRIE ACRES, a subdivision in Burnet County, Texas,

according to the map or plat thereof recorded under Document No. 202307191 of the Official Public Records of Burnet County, Texas.

County: Burnet County, Texas

Date of Sale (first Tuesday of month): October 7, 2025

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: the East side of the courthouse (outside the county clerk's office) at 220 South Pierce Street, Burnet, Texas 78611

Trustee is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Promissory 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." The sale will begin at the Time of Sale or not later than three hours thereafter.

Executed to be effective as of the Effective Date.

Steven M Bowers: 
Trustee

EXHIBIT A
PROPERTY DESCRIPTION

BEING 11.88 acres of land out of the CALEB-MILLER SURVEY, Abstract No. 71, Burnet County, Texas, and being part of a called 247.46-acre tract of land described in a deed to FSD CR 222, LLC, a Texas limited liability company, recorded in Document No. 202107733, Official Public Records of Burnet County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for the northeast corner of said 247.46 acre tract, being in the south boundary line of a called 66.147 acre tract of land described in a deed to DAVID & LAND AN PANAHU, recorded in Document No. 201608041, of said Public Records, and being at the northwest corner of a called 188.0 acre tract of land described in a deed to JUDITH KAY WARREN, recorded in Document No. 201800030, of said Public Records, for the most northeasterly corner of this tract;

THENCE with the east boundary line of said 247.46 acre tract and along the west boundary line of said 188.0 acre tract for the following calls:

1. S 20°57'43" E, 549.91 feet, to an iron rod found;
2. S 21°04'24" E, 454.02 feet, to an iron rod set for the southeast corner of this tract;

THENCE across and upon said 247.46 acre tract for the following calls:

1. S 68°58'26" W, 1246.55 feet, to an iron rod set for the most southwesterly corner of this tract;
2. N 21°02'13" W, 30.00 feet, to an iron rod set for the most westerly corner of this tract;
3. N 68°56'55" E, 753.71 feet, to an iron rod set for an interior corner of this tract;
4. N 21°06'12" W, 971.76 feet, to an iron rod set in the north boundary line of said 247.46 acre tract and being in the south boundary line of said 66.147 acre tract, for the most northwesterly corner of this tract;

THENCE with the north boundary line of said 247.46 acre tract and along the south boundary line of said 66.147 acre tract for the following calls:

1. N 68°47'09" E, 82.75 feet, to an iron rod found;
2. N 68°42'44" E, 141.25 feet, to an iron rod found;
3. N 68°46'40" E, 270.40 feet, to the POINT OF BEGINNING and containing 11.88 acres of land, more or less.