

**NOTICE OF OPEN SKY LAND COMPANY LLC'S
SUBSTITUTE 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.

Date: May 13, 2025

Deed of Trust:

Date: October 9, 2020
Grantor: Derwood Kirby and Jackuline Kirby
Trustee: Jake L. Robinson
Beneficiary: Open Sky Land Company LLC
County Where Property Is Located: Burnet County, Texas

Recorded in: Instrument No. 202013396, Official Public Records Burnet County, Texas.

Property: See Exhibit "A" attached hereto and incorporated by reference for all purposes.

Substitute Trustee: Jake L. Robinson, Michelle Jones, or Angela Zavala

Substitute Trustee's Mailing Address (including county): 2525 Ridgmar Blvd., Ste. 430
Fort Worth, Texas 76116
Tarrant County

Date and Time of Sale of Property: June 3, 2025, at 1:00 p.m. or within three hours
after 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.



Notice: Because of default in performance of the obligations of the Deed of Trust, Open Sky Land Company LLC's Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

SUBSTITUTE TRUSTEE

Sign: Angela Zavala

Print: Angela Zavala

Date: MAY 12 2025

STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me by Angela Zavala, on the 12th day of MAY 2025.

Michelle Jones
Notary Public, State of Texas

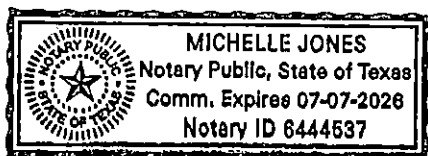


EXHIBIT A

Said Property being legally described as follows:

Being a 0.55 acre parcel of real property, located at S5220 Horseshoe Bay, Lot K10018 Plat K10.2 South of Burnet County, Texas; further described by way of Assessor's Parcel Number 22576.