

POSTED

**Vicinta Stafford
Burnet County Clerk**

By Savanna Gregg at 10:41 am, Apr 13 2026

For County Recorder's Use:

After recording, return to:

Jeffrey W. Burnett PLLC
7702 FM 1960 East, Suite 219
Humble, Texas 77346

NOTICE OF TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EFFECTIVE DATE: April 13, 2026

TRUSTEE: JEFFREY W. BURNETT
7702 FM 1960 East, Suite 219
Humble, Texas 77346

HOLDER: C2R Capital Management, LLC, a Texas limited liability company

BORROWER: HCV Partners LLC, a Texas limited liability company

GRANTOR (under Deed of Trust): HCV Subdivision LLC, a Texas limited liability company

NOTE: Real Estate Lien Note dated December 19, 2023, in the original principal amount of \$2,017,000.00, payable to the order of Holder, as modified to date

DEED OF TRUST (Burnet County): The following, as modified to date:

Deed of Trust, Security Agreement and Financing Statement, granted by HCV Subdivision, LLC, dated December 19, 2023, and recorded under Clerk's File No. 202312640, Official Public Records, Burnet County, Texas

Guaranty: The Note is guaranteed by a Guaranty Agreement dated December 19, 2023, and executed by Michael R. Love, as Guarantor, in favor of Lender.

DATE AND TIME OF SALE OF PROPERTY: (first Tuesday of month, at 10:00 a.m. but not later than 1:00 p.m.): **May 5, 2026**

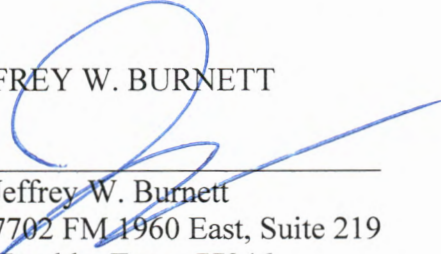
PLACE OF SALE OF PROPERTY (including county): at such area at the courthouse designated by the Commissioners Court of Burnet County, Texas, specifically: the area on the

East side of the Courthouse (outside the County Clerk's Office) as the area for public sales of real estate or in inclement weather the East hallway inside the Courthouse, outside the doorway to the County Clerk's Office.

Because of default in performance of the obligations of the Note, 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.

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.

JEFFREY W. BURNETT

By: 

Jeffrey W. Burnett
7702 FM 1960 East, Suite 219
Humble, Texas 77346
281-324-1400

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 9th day of April, 2026, by **JEFFREY W. BURNETT**.

Witness my hand and official seal



(SIGNATURE OF NOTARY)

(SEAL)

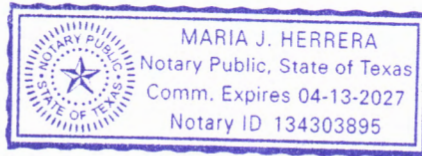


EXHIBIT "A"

FIELD NOTES to accompany a Land Title Survey plat of a 42.38 acres tract of land situated in the P. H. Cummins Survey No. 145, Abstract No. 183, being that same 42.37 acre tract of land, described in a deed to HCV Subdivision, LLC, recorded in Document No. 202213283 of the Official Public Records of Burnet County, Texas; said 42.38 acres of land being more particularly described by metes and bounds.

BEGINNING at a 1-inch iron pipe found, being the southwest corner of said 42.37 acre tract, the southeast corner of that called 67.85 acre tract of land, described in a deed to Redfern Development, Co., LLC, recorded in Volume 833, Page 457 of the Official Public Records of Burnet County, Texas, and lying the north line of Tract I, called a 229.73 acre tract of land, described in a deed to River City Partners, LTD, recorded in Document No. 201600642 of the Official Public Records of Burnet County, Texas, for the southwest corner hereof;

THENCE, with the west lines of said 42.37 acre tract and the east line of said 67.85 acre tract, the following five (5) calls:

N 28°01'34" E (N 28°01'09" E), a distance of 1244.39 feet, feet, (1244.67'), to a 1-inch iron pipe found, for an angle point hereof, the northeast corner of said 67.85 acre tract and the southeast corner of that called 188.38 acre tract of land, described in a deed to Jason Coleman and Leslie A. Coleman, recorded in Document No. 202104199 of the Official Public Records of Burnet County, Texas,

N 28°15'09" E (N 28°13'41" E), a distance of 703.01 feet, feet, (703.32'), to an 8-inch cedar fence post, for an angle point hereof,

N 28°20'56" E (N 28°20'56" E), a distance of 1368.31 feet, feet, (1368.47'), to an 8-inch cedar fence post, for an angle point hereof,

N 28°25'57" E (N 28°25'53" E), a distance of 481.45 feet, feet, (481.29'), to a 12-inch cedar fence post, for an angle point hereof, and

N 28°59'17" E (N 29°05'41" E), a distance of 653.77 feet, feet, (652.97'), to a 1/2-inch iron rod found, for the northwest corner of said 42.37 acre tract and a southwest remainder corner of that called 168.00 acre tract of land, described in a deed to Don C. Holland, recorded in Volume 1180, Page 843 of the Official Public Records of Burnet County, Texas, for the northwest corner hereof;

THENCE S 62°00'48" E (S 62°02'35" E), with the north line of said 42.37 acre tract and the south remainder line of said 168.00 acre tract, a distance of 504.86 feet, feet, (503.47'), to a 3/8-inch iron rod set, for the northwest corner of that called 50.00 acre tract of land, described in a deed to SOF Marble Falls, LLC, recorded in Document No. 202121007 of the Official Public Records of Burnet County, Texas, and the northeast corner of said 42.37 acre tract, for the northeast corner hereof;

THENCE S 30°49'06" W (S 30°48'55" W), with the west line of said 50.00 acre tract and the east line of said 42.37 acre tract, a distance of 4456.21 feet (4456.12'), to a 1/2-inch iron rod found, for the southwest corner of said 50.00 acre tract, lying in the north line of said 229.73 acre tract and the southeast corner of said 42.37 acre tract, for the southeast corner hereof;

THENCE N 62°00'55" W (N 62°02'05" W), with the south line of said 42.37 acre tract and the north line of said 229.73 acre tract, a distance of 312.66 feet (312.59'), to the point of beginning and containing 42.38 acres of land, more or less.