

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active 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.

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described in the attached Exhibit A.
2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place.

Date: Tuesday, August 5, 2025

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The area on the east side of the Burnet County Courthouse (outside the County Clerk's Office, 220 South Peirce Street, Burnet, Texas 78611), or in inclement weather the east hallway inside the courthouse, outside the doorway to the county clerk's office, or as designated by the County Commissioners Court.

The Texas Property Code permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Anh Trang Le (the "Borrower"), to Nguyen Tran, Trustee, dated August 30, 2022, and recorded under Instrument No. 202213223 in the Real Property Records of Burnet County, Texas ("Deed of Trust").

5. Obligations Secured. The Deed of Trust secures the Second Amendment to Promissory Note in the original principal amount of \$150,000, dated July 24, 2024 ("Note"), executed by Borrower, and payable to the order of Nguyen Tran. Questions concerning the sale may be directed to the undersigned J.B. Peacock, Jr., 1349 Empire Central Drive, Suite 500, Dallas, Texas 75247.

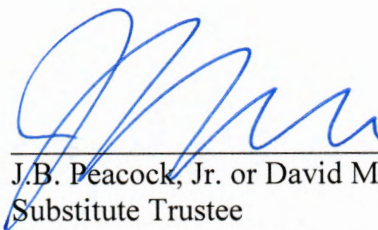
6. Default and Request to Act. Default has occurred in the payment of the Indebtedness under the Note and Deed of Trust, and the Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

J.B. Peacock, Jr. and David M. Vereeke have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by the Texas Property Code. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Lender to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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.

DATED: July 8, 2025



J.B. Peacock, Jr. or David M. Vereeke
Substitute Trustee
Gagnon, Peacock & Vereeke, P.C.
1349 Empire Central Drive, Suite 500
Dallas, Texas 75247
Telephone: (214) 824-1414

LOT 2, LOOKOUT MOUNTAIN
KINGSLAND, TEXAS 78639

EXHIBIT A

LOT 2, IN THE FINAL PLAT OF LOOKOUT MOUNTAIN WEST, A
SUBDIVISION OF BURNET COUNTY, TEXAS, ACCORDING TO PLAT
NO. 1.1, RECORDED IN PLAT CABINET 4, SLIDE 59-C, BURNET COUNTY
PLAT RECORDS, ALSO REFERENCED UNDER CLERK'S DOCUMENT
#0713976, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.