

POSTED

**Vicinta Stafford
Burnet County Clerk**

By Diane Johnson at 8:28 am, Apr 15 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 15, 2025

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

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

DEED OF TRUST:

Date: December 15, 2022

Grantor: NGU VENTURE LLC, a Texas series limited liability company

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. 202217101, Official Public Records of
Burnet County, Texas

Property:

Lot 12B, A REPLAT OF LOT NOS. 12-A, 13 AND 14, RED BLUFF LAKE ESTATES, A PRIVATE SUBDIVISION, according to the map or plat thereof, recorded in Cabinet 3, Slide 97C, Plat Records, Burnet County, Texas.

NOTE:

Date: December 15, 2022

Amount: \$200,000.00

Debtor: NGU VENTURE LLC, a Texas series limited liability company

Holder: STALLION TEXAS REAL ESTATE FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, May 6, 2025, 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 Commissioner's 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