

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 16, 2025

SUBSTITUTE TRUSTEE: MICHELLE JONES, ANGELA ZAVALA, BRIAN WHITTEN,
BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

DEED OF TRUST:

Date: July 26, 2024

Grantor: ATX REAL ESTATE 5 LP, a Texas limited partnership

Beneficiary: HORNET DEBT FUND, LLC, a Texas limited liability company

Beneficiary's Mailing Address: 2910 Lakeway Blvd.
Lakeway, Texas 78734

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202407449, Official Public Records of Burnet
County, Texas

Property:

Lot 8, Block 17, JOHNSON ADDITION in the City of Burnet, Burnet County,
Texas, according to the map or plat thereof, recorded in Volume P, Page 187, Deed
Records, Burnet County, Texas.

Together with all personal property described in the above-referenced deed of trust.

NOTE:

Date: July 26, 2024

Amount: \$629,000.00

Debtor: ATX REAL ESTATE 5 LP, a Texas limited partnership

Holder: HORNET DEBT FUND, LLC, a Texas limited liability company

DATE OF SALE OF PROPERTY:

Tuesday, October 7, 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 Commissioners 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, Substitute 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, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088