

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

NOTICE OF TRUSTEE'S SALE

DATE: June 17, 2024

NOTE: Real Estate Lien Note described as follows:

Date: July 14, 2022
Maker: Circle C Development, LLC,
A Texas Limited Liability Company
Payee: Nexus Series B, LLC
A Delaware Limited Liability Company
Original Principal Amount: \$800,000.00

FILED AND RECORDED

JUN 17 2024

DEED OF TRUST: Deed of Trust described as follows:

Date: July 14, 2022
Grantor: Circle C Development, LLC,
A Texas Limited Liability Company
Trustee: John M. Taylor or Cody R. Coughlin
of Taylor & Coughlin, PLLC, Trustee
Beneficiary: Nexus Series B, LLC
A Delaware Limited Liability Company
Recorded: Document Number **2022-02938**, in the Official Public Records of **Lee County, Texas**.



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS

LENDER: Nexus Series B, LLC
A Delaware Limited Liability Company

BORROWER: Circle C Development, LLC,
A Texas Limited Liability Company

PROPERTY: The real property described as follows:

North 20' of Lot 3, all of Lot 4, and the South 19.50' of Lot 5, Block 3, New Town of Lexington, Lee County, Texas according to the plat thereof recorded in Plat Slide 3-A, 8-A and 8-B, Plat Records of Lee County, Texas.

Being the same property described in Deed dated December 1, 2021, executed by Wilhite Custom Building, LLC, a Texas limited liability company to Trent Carter, recorded in Volume 1310, Page 362, Real Property Records of Lee County, Texas.

Additional Collateral:

Being Lots Number 11-14, Block Number 19, New Town, City of Lexington, Lee County, Texas, as shown on plat of said subdivision of record in Plat Slide 3-A, 8-A & 8-B, Plat Records of Lee County, Texas.

Being Lot Number 16, Fedor Estates, Section III, a subdivision located in Lee County, Texas as shown on plat of said subdivision of record on Slide 77-B and 82-A, Plat Records of Lee County, Texas.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

August 6, 2024, the first Tuesday of the month, to commence at **1:00 PM**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SALE WILL TAKE PLACE AT THE WEST SIDE OF 843 E. INDUSTRY (THE COUNTY CLERK'S BUILDING) IN GIDDINGS, TEXAS, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, THE AREA MOST RECENTLY DESIGNATED BY THE COMMISSIONER'S COURT.**

NOTICE

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 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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

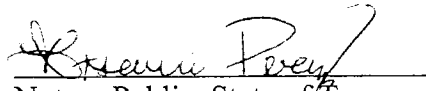
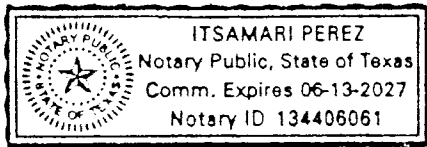
EXECUTED as of **June 17, 2024**.



Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **17th** day of **June 2024**,
by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.


Notary Public, State of Texas

After recording, please return original to:

Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100,
Austin, Texas 78731