

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Deed of Trust executed by GTG Capital Holdings, LLC of 409 Honey Trace, Horseshoe Bay, TX 78657, and duly recorded as Doc # 22 08503, Official Public Records of Llano County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, June 4, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, before the Courthouse door of Llano County, Texas, in Llano, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

18.119 acres of land out of the Fisher and Miller Survey No. 123, Abstract No. 244, in Llano County, Texas, being all of that certain 12.23-acre tract described in Volume 1374, Page 547, Official Public Records of Llano County, Texas, and all of that certain 5.88-acre tract described in Volume 1414, Page 5454, Official Public Records of Llano County, Texas; said 18.119 acre tract being more

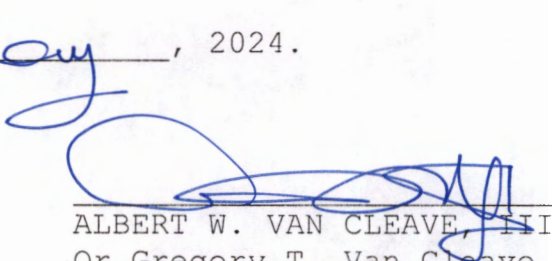
particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

The debt has matured, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$1,057,368.77 plus interest from April 1, 2024, at a rate of eight and three-fourths (8.75%) percent. The debt has matured in as much as it was to be fully paid on or before May 1, 2024, under the Real Estate Lien Note secured by the Deed of Trust in the full amount of \$1,057,368.77 plus interest from April 1, 2024, at a rate of eight and three-fourths (8.75%) percent.

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust are held by Bierschwale Credit & Lending Co.

Executed this 9 day of May, 2024.

**FORECLOSURE
FILED FOR POSTING**
Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY C Spratlen DEPUTY
DATE 5-13-24
TIME 1:54pm


ALBERT W. VAN CLEAVE, III
Or Gregory T. Van Cleave
Substitute Trustee
1520 W. Hildebrand
San Antonio, Texas 78201
Tel (210) 341-6588