

NOTICE OF SUBSTITUTE TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ATASCOSA

WHEREAS, by that certain Deed of Trust dated as of November 5, 2021, executed by PISCO PROPERTIES, LLC – Series 2 (“Grantor”), to C.L. Landen, III, Trustee, for the benefit of SECURITY NATIONAL BANK OF OMAHA (“Lender”), filed for record as Document Number 219855 in the deed records of Atascosa County, Texas (the “Deed of Trust”) and any and all addendums and/or modifications to such Deed of Trust, which are incorporated herein for all purposes, Grantor conveyed to Trustee certain property situated in Atascosa County, Texas (the “Property”), which Property includes the real property, the improvements thereon as described in the Deed of Trust, said real property being all that certain tract or parcel of land situated in Atascosa County, Texas, more fully described in Exhibit “A” attached hereto and made a part hereof for all purposes, to secure the repayment of that certain U.S. Small Business Administration Note dated on or about November 5, 2021, in the original principal amount of \$1,368,000.00, executed by BENCOFF VENTURES, LLC as Maker and payable to the order of Lender, and all renewals, extensions and modifications thereto (the “Note”), and any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, by instrument entitled Appointment of Substitute Trustee, the Lender, the beneficiary of the Note and Deed of Trust, appointed John H. Ivie, III, Katherine M. Thompson, Mark Cummings, Dick Veters, Jason West, Matthew Johnson, Nicole Correa, or David Garvin as Substitute Trustee, whose address is 1401 Burnham Dr., Plano, Texas 75093;

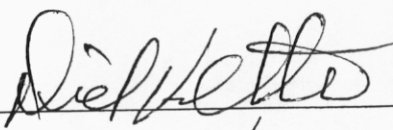
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the outstanding principal balance, together with accrued but unpaid interest and other sums owed pursuant to the Note and Deed of Trust (the “Indebtedness”), is now wholly due and payable; and

WHEREAS, the owner and holder of said Note has requested the undersigned to sell all personalty located on the Property in accordance with the terms and provisions of Article 9 of the Texas Business and Commerce Code. The sale of the personalty will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements located on the Property shall be deemed realty to the extent permitted by the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on May 7, 2024, no earlier than 10:00 o'clock a.m., nor later than 1:00 o'clock p.m., I, or another duly appointed substitute trustee under the Deed of Trust, will sell the Property and all of the components thereof and all personalty located on the Property in the area designated by the Commissioner's Court of Atascosa County, Texas, to the highest bidder for cash (the “Sale”).

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.

EXECUTED this 15 day of April, 2024.

By: 
Dick Vetter
Substitute Trustee

FILED FOR RECORD

2024 APR 14 PM 12:18

THERESA CAHRASCO
ATASCOSA COUNTY CLERK


BY  DEPUTY

EXHIBIT "A"

BEING LOT THIRTY-FOUR (34), OAK FOREST SUBDIVISION ESTATES NO. FOUR (4), CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS; AS PER PLAT OF RECORD IN VOLUME 34, PAGE 53, MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, AND KNOWN LOCALLY AS 235 BRIAN DRIVE, PLEASANTON, TEXAS 78064.

More commonly known as 235 Brian Drive, Pleasanton, Texas.