FORECLOSURE
FILED FOR POSTING
Marci Hadeler
COUNTY CLERK, LLANO COUNTY, TEXAS
BY C McCeutrick DEPUTY
DATE 9-10-2020
TIME 1:00 pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)
)
COUNTY OF LLANO)

WHEREAS, by Deed of Trust dated August 31, 2018 and recorded on September 10, 2018 in Volume 1583, Pages 2789-2798, Official Public Records of Llano County, Texas, **Grand Diamond Enterprises, LLC**, a Texas limited liability company (the "*Grantor*") as grantor conveyed to Steven Nesler as Trustee certain property situated in Llano County, Texas to secure **Midwest Regional Bank** (the "*Lender*") as beneficiary in the payment of a U.S. Small Business Administration Note (the "*Note*") dated August 31, 2018 in the original principal amount of $563,000.00 payable by Grantor and Jewel Sunset Holdings LLC to Lender; and

WHEREAS, the maturity date of the Note was accelerated and it became due and payable in full but it was not paid, and it is now in default, and by reason of the default the Real Property described in the Deed of Trust should be sold; and

WHEREAS, Lender appointed **James W. Brewer** and **Deborah Trejo** as Substitute Trustees in the place of the original trustee, the appointment being made in the manner authorized by the Deed of Trust. Mr. Brewer's contact information is James W. Brewer, Kemp Smith LLP, P.O. Box 2800, El Paso, TX 79999-2800; james.brewer@kempsmith.com; (915) 533-4424. Ms. Trejo's contact information is Deborah Trejo, Kemp Smith LLP, 6001 W. Parmer Lane, Suite 370-134, Austin, Texas 78727; deborah.trejo@kempsmith.com; (512) 320-5466; and

WHEREAS, Lender has requested that Mr. Brewer or Ms. Trejo, as Substitute Trustees, sell the Real Property as described in the Deed of Trust.

NOW, THEREFORE, notice is hereby given that on **October 6, 2020**, beginning between **1:00 p.m.** and **4:00 p.m.** of that day, and in any event concluding not later than **4:00 p.m.** of that day, Mr. Brewer and/or Ms. Trejo will sell the following real property together with all other "Real Property" as defined in the Deed of Trust (the "*Property*") at the South Door of the Llano County Courthouse located at 801 Ford Street, Llano County, Texas, on the Steps, or as designated by the County Commissioners, or as designated by the County Commissioners Court, to the highest bidder for cash. The real property to be sold is as follows:

> Being Lot Numbers Nine (9), Ten (10), Fifty-Three (53) and the West One-Half of Lot No. Fifty-Four (W ½ 54), Royal Oaks Estates Industrial Section, Unit 111, a Subdivision located in Llano County, Texas, according to the Map or Plat thereof of Record in Volume 1, Page 35, Plat Records of Llano County, Texas.

Lender has reserved the right to credit bid all or any portion of the indebtedness owing on the Note.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against both the real property and any personal property

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described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties of title, and at the purchaser's own risk.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustees reserve the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

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 September 9, 2020.

James W. Brewer
Deborah Trejo
Substitute Trustees
221 N. Kansas, Suite 1700
El Paso, Texas 79901
(915) 533-4424
(915) 546-5360 (FAX)

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on September 9, 2020, by James W. Brewer.

Notary Public, State of Texas

GRETA B. DURAN
NOTARY PUBLIC
STATE OF TEXAS
ID 2238563
Exp 08-13-2024