

**NOTICE OF ACCELERATION AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

NOTE AND DEED OF TRUST INFORMATION:

Note:	Real Estate Lien Note
Original Principal Amount of Note:	\$11,150,000.00
Deed of Trust:	Deed of Trust and Security Agreement dated June 23, 2021, filed as Document No. 21-06368 of the Official Public Records of Llano County, Texas
Date of Note and Deed of Trust:	June 23, 2021
Grantor:	Harbor Custom Development, Inc.
Original Mortgagee:	Oakhurst Income Fund II, LP
Recording Information:	Document No. 21-06368 of the Official Public Records of Llano County, Texas
Property County:	Llano County, Texas
Property:	The lots described on the attached <u>Exhibit "A"</u> ; and all improvements, fixtures, personalty and such other property described as the "Mortgaged Property" pursuant to the Deed of Trust.

FORECLOSURE
FILED FOR POSTING
Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *CSpratt* DEPUTY
DATE *7-14-2025*
TIME *11:28 am*

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:	Oakhurst Income Fund II, LP, Mandalay Income Fund I REIT, LLC and Palladius Income Fund REIT, LLC
Mortgage Servicer:	Platinum Loan Servicing, Inc.
Current Beneficiary:	Oakhurst Income Fund II, LP, Mandalay Income Fund I REIT, LLC and Palladius Income Fund REIT, LLC



Mortgage Servicer
Address:

Platinum Loan Servicing, Inc.
24025 Park Sorrento, Suite 150
Calabasas, CA 91302-4004

SALE INFORMATION:

Date of Sale: August 5, 2025

Time of Sale: 10:00 A.M. or within three hours thereafter.

Place of Sale: The Property has been scheduled for foreclosure sale on Tuesday, August 5, 2025, between the hours of 10:00 A.M. and 4:00 P.M. at the south door of the Llano County Courthouse located at 801 Ford Street, Llano, Llano County, Texas, which designated area is more particularly described in the Llano County Commissioners Court Minutes recorded in Volume 1184, Page 885, in the Official Real Property Records of Llano County, Texas. If the preceding area is no longer the designated area, the place of sale will be at the area most recently designated by the Llano County Commissioner's Court (pursuant to §51.002(h) of the TEX. PROP. CODE ANN.). This sale shall commence at 10:00 A.M. or within three hours thereafter. The property will be sold to the highest bidder for cash.

Substitute Trustee: ServiceLink Agency Sales and Posting, LLC, Martha Rossington or T. Reynolds Rossington

Substitute Trustee Address: ServiceLink Agency Sales and Posting, LLC
4600 Fuller Ave., Suite 400
Irving, Texas 75038

WHEREAS, the above-named Grantor previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

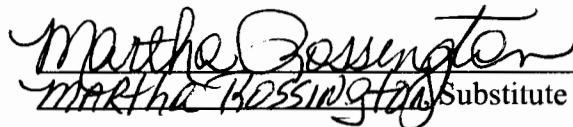
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee, Tolesoaz Corp. d/b/a Total Lender Solutions, and any previously appointed Substitute Trustees have been removed and ServiceLink Agency Sales and Posting, LLC, Martha Rossington or T. Reynolds Rossington have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. ServiceLink Agency Sales and Posting, LLC, Martha Rossington or T. Reynolds Rossington, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantors warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchasers own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. **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.**



MARtha ROSSINGTON Substitute Trustee

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1:

LOTS 20-A, 20-B, 21-A ,22-A ,22-B ,23-A ,23-B, 24-A, 24-B, 25-A, 27-B, 28-A, 29-A AND 29-B, FINAL PLAT OF SUMMIT ROCK, POD NO 1.2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 35, PLAT RECORDS, LLANO COUNTY, TEXAS.

TRACT 2:

LOTS 31, 32, 33, 40, 41, 43, 46, 47, 48, 49 AND 55 FINAL PLAT OF SKYWATER OVER HORSESHOE BAY, PLAT NO. 1.1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 98, PLAT RECORDS, LLANO COUNTY, TEXAS.

TRACT 4:

LOTS 43, 46, 47, 48, 49, 50 AND 54 FINAL PLAT OF SKY WATER OVER HORSESHOE BAY, PLAT NO. 3.1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE 5, PLAT RECORDS, LLANO COUNTY, TEXAS.

TRACT 5:

LOTS 41-A AND 55-A FINAL PLAT OF SKYWATER OVER HORSESHOE BAY, PLAT NO. 3.2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 8, PLAT RECORDS, LLANO COUNTY, TEXAS.

TRACT 6:

LOTS 154, 155, 161 AND 162, AMENDING PLAT OF SUMMIT ROCK, POD NO 12.1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 17, PLAT RECORDS, LLANO COUNTY, TEXAS

TRACT 7:

LOT 185 AMENDING PLAT OF SUMMIT ROCK, POD NO 14.1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 19, PLAT RECORDS, LLANO COUNTY, TEXAS.

TRACT 8:

LOTS 257, 258, 260, 261, 262 AND 268, FINAL PLAT OF SUMMIT ROCK, POD NO. 20, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 22, PLAT RECORDS, LLANO COUNTY, TEXAS

TRACT 9:

LOTS 25, 26, 27, 28 AND 29, THE GROVE AT SUMMIT ROCK, POD NO. 4.2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 80, PLAT RECORDS, LLANO COUNTY, TEXAS.