

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**DATE: 10, 2023**DEED OF TRUST:**

Date: August 24, 2022

Grantor: GATES AT PV APT I, LLC

Grantor's County: TARRANT

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, MARLENE ZOGRAFOS, ED HENDERSON, SHEILA HORAK, ROBIN JOHNSON, PATSY ANDERSON and ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 2211530, Real Property Records, Waller County, Texas.

**PROPERTY:**

Being 29.8254 acres, more or less, out of the George A. Dennett Survey, Abstract No. 124, Waller County, Texas, being that same property being described in Deed Recorded in Instrument No. 2209026, Official Public Records of Waller County, Texas, and in Deed of Trust Recorded in Instrument No. 2211530, Official Public Records of Waller County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

Date: August 24, 2022

Original Principal Amount: \$12,000,000.00

Holder: BAY MOUNTAIN FUND I, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): ~~3rd day of October, 2023.~~

5<sup>th</sup> December 2023

PLACE OF SALE OF PROPERTY (including county):

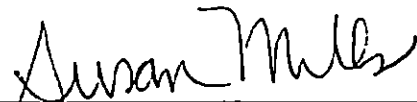
County Courthouse of Waller County, Hempstead, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**



JIM MILLS, SUSAN MILLS, MARLENE ZOGRAFOS, ED HENDERSON, SHEILA HORAK, ROBIN JOHNSON, PATSY ANDERSON and ANDREW MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

# FILED AND RECORDED

**Instrument Number: 23-091**

Filing and Recording Date: 11/13/2023 04:06:30 PM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: