

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(Pride of Austin High Yield Fund I, LLC / Guestwiser Venture 1)

August 8, 2024 (the "**Effective Date**")



Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: **Tuesday, September 3, 2024** (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **1:00 PM (Dallas County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan².

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust³.

PROPERTY BEING SOLD: The Property⁴, which has a street address of 1115 - 1117 Powhattan Street Dallas, Texas 75215, in Dallas County, Texas.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents⁵, Noteholder⁶ is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Receiver Gregory S. Milligan (at the telephone number provided below) to determine whether Noteholder has endorsed,

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Real Estate Lien Note, dated January 21, 2020, executed by Borrower (defined below), payable to the order of Noteholder, as payee, in the original principal amount of \$2,905,000.00.

"**Borrower**" means Guestwiser Venture 1, LLC, a Texas limited liability company.

³ "**Deed of Trust**" means that certain Deed of Trust, Security Agreement and Fixture Financing Statement, dated effective January 21, 2020, executed and delivered by Borrower, as grantor, to Diane B. Senterfitt, as trustee for the benefit of Noteholder, as beneficiary, recorded as Instrument No. 202000021222 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 1115 - 1117 Powhattan Street, Dallas, Texas 75215, in Dallas County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

⁵ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Commercial Loan Agreement For Construction of Improvements, dated January 21, 2020, entered into by and between Borrower and Noteholder.

⁶ "**Noteholder**" means Pride of Austin High Yield Fund I, LLC, a Texas limited liability company.

assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

ACTIVE MILITARY DUTY NOTICE: To 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment⁷, the Substitute Trustees⁸ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

Pursuant to the Amended Agreed Order Appointing Receiver, dated May 6, 2024, in Cause No. D-1-GN-24-001018 in the 201st Judicial District County of Travis County, Texas, Gregory S. Milligan has been appointed as receiver for Noteholder and has been authorized to enforce, collect and foreclose any right, debt, lien and/or security interest belonging to Noteholder. All income of any type generated from the Property and in the possession and/or control of the receiver will be used to pay receivership costs and expenses first, and may secondarily be distributed according to the laws of the State of Texas and/or the Loan Documents, as applicable. Receiver Gregory S. Milligan may be contacted at (512) 464-1139, or c/o Westech 360, 8911 North Capital of Texas Highway, Suite 2120, Austin, Texas 78759.

The Note matured on August 1, 2021. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

⁷ **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated August 7, 2024, recorded as Document No. 202400158826 in the Real Property Records in Dallas County, Texas.

⁸ **"Substitute Trustees"** means each of the following:

Trip Nix, Esq. of Travis County, Texas, Holland & Knight LLP, 100 Congress Avenue, Suite 1800, Austin, Texas 78701, (512) 685-6476 (telephone), trip.nix@hklaw.com (email).

Nicholas R. Miller, Esq., of Travis County, Texas, Holland & Knight LLP, 100 Congress Avenue, Suite 1800, Austin, Texas 78701, (512) 685-6457 (telephone), nick.miller@hklaw.com (email).

Sam Murphy, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hklaw.com (email).

Chris Hamilton, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street Suite 1500, Dallas, Texas 75201, (214) 969-1343 (telephone), Christopher.Hamilton@hklaw.com (email).

James P Hrissikopoulos, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street Suite 1500, Dallas, Texas 75201, (214) 969-1190 (telephone), James.Hrissikopoulos@hklaw.com (email).

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

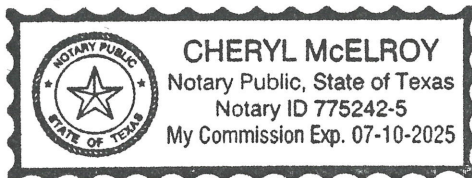
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: 
Name: James P Hrissikopoulos, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on August 8, 2024, by James P Hrissikopoulos, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

Pride of Austin High Yield Fund I, LLC
Borrower: Guestwiser Venture 1, LLC
Property: 1115 - 1117 Powhattan Street, Dallas, Texas 75215 (Guestwiser Venture 1)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

Lots 1 and 2, in Block D/445, of Walnut Grove Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 106, Page 186, of the Deed Records of Dallas County, Texas.

EXHIBIT "A"

Pride of Austin High Yield Fund I, LLC
Borrower: Guestwiser Venture 1, LLC
Property: 1115 - 1117 Powhattan Street Dallas, Texas 75215 (Guestwiser Venture 1)