FILED
AT 11:30 O'CLOCK A M

APR 15 2024

Jennifer Deuton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
§
COUNTY OF CORYELL §

WHEREAS, **GREENSTONE75 LLC** executed and delivered a certain *Deed of Trust* (the "**Deed of Trust**") dated October 21, 2019, conveying to Robert E. Black, as Trustee, the real and personal property described in that Deed of Trust, which is recorded in the Official Public Records of Coryell County, Texas, as follows:

DATE RECORDED	DOCUMENT NO.
November 6, 2019	321524

WHEREAS, the undersigned has been appointed as a Substitute Trustee under this Deed of Trust; and

WHEREAS, the indebtedness secured by this Deed of Trust has matured (whether by acceleration or otherwise) and remains outstanding and delinquent (after demand for payment in full therefor having been made and remaining unperformed), and **BMO Bank, N.A.**, the owner and holder of the indebtedness secured by this Deed of Trust and the due and lawful Beneficiary thereunder (as successor in interest), has requested that the Substitute Trustees exercise the power to sell this Property (as defined below).

NOW, THEREFORE, notice is hereby given that at **10:00 a.m.** (or within three hours thereafter) on **Tuesday, May 7, 2024**, I will sell:

- the real property described on the attached Exhibit "A" (the "Real Property"), and
- the other property (whether real property, personal property, fixtures or otherwise)

which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the "Property").

The Property described above shall be sold to the highest bidder. The sale shall be conducted in accordance with the Deed of Trust and the Texas Property Code in the area designated by the Commissioners Court of Coryell County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted) at the date and time of the sale indicated herein above.

BMO Bank, N.A., the owner and holder of the indebtedness secured by the Deed of Trust, reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Substitute Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

(1) the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
(2) if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;
(3) the name and address of any person to be identified as the grantee in the Trustee's Deed;
(4) the purchaser's tax identification number;
(5) a government-issued photo identification to confirm the identity

of each individual tendering funds for the winning bid; and

(6) any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.

Notice. 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 _____ day of April, 2024

Substitute Trustee

Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Richard Hester, David Garvin
Attn: Thomas C. Scannell, Esq.
Foley & Lardner, LLP
2021 McKinney Avenue, Suite 1600
Dallas, TX 75201
214-999-3000
tscannell@foley.com

Exhibit A

TRACT 1

BEING a 1.216 acre tract of land situated in the W. H. DAVIS SURVEY, ABSTRACT No. 276 in the City of Copperas Cove, Coryell County, Texas and being a part or portion of Outlot 29, City of Copperas Cove, Coryell County, Texas and being identified as Parcel No. 102509 according to the Coryell County Tax Appraisal District property ownership maps and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the apparent southwest corner of the said Parcel No. 102509 and being in the apparent north boundary line of a fifteen feet wide alley as described on the map or plat of Meggs Subdivision of the City of Copperas Cove, Coryell County, Texas and being in the east boundary line of a called fifteen feet wide alley as described in said plat of Meggs Subdivision and which bears N. 14° 13' 16" E., 15.01 feet from a 2" iron pipe found at the apparent northwest corner of Block 2, said Meggs Subdivision for corner;

THENCE N. 14° 13' 16" E., 88.82 feet departing the said north boundary line and with the west boundary line of the said Parcel No. 102509 and with the east boundary line of the said called fifteen feet wide alley to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the south right-of-way line of West Avenue G as occupied and evidenced on the ground for corner;

THENCE S. 69° 54' 45" E., 591.00 feet departing the said fifteen feet wide alley and with the said south right of- way line to a 1/2" iron rod with cap stamped "RPLS 2475" set being the apparent northeast corner of said Parcel No. 102509 and being in the west right-of-way line of South 1st Street as occupied and evidenced on the ground for corner;

THENCE S. 24° 02' 01" W., 93.55 feet departing the said south right-of-way line and with the said west right of- way line and with the east boundary line of the said Parcel No. 102509 to a 1/2" iron rod with cap stamped "RPLS 2475" set being the apparent southeast corner of the said Parcel No. 102509 and being in the north boundary line of the aforementioned fifteen feet wide alley and which bears N. 24° 02' 01" E., 15.03 feet from a 1/2" iron rod found at the apparent northeast corner of the said Block 2, Meggs Subdivision for corner;

THENCE N. 69° 25' 00" W., 575.50 feet departing the said west right-of-way line and with the south boundary line of the said Parcel No. 102509 and with the north boundary line of the said Called fifteen feet wide alley (calls N. 69° 25' W) bearing base) to the Point of BEGINNING and containing 1.216 acres of land.

TRACT 2

BEING a 0.919 acre tract of land situated in the W. H. DAVIS SURVEY, ABSTRACT No. 276 in the City of Copperas Cove, Coryell County, Texas and being a part or portion of Outlot 29, City of Copperas Cove, Coryell County, Texas and being identified as Parcel No. 102508 according to the Coryell County Tax Appraisal District property ownership maps and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the apparent southwest corner of the said Parcel No. 102508 and being in the apparent north right-of-way line of West Avenue G as occupied and evidenced on the ground and being in the east boundary line of a called fifteen feet wide alley as described on the map or plat of Meggs Subdivision of the City of Copperas Cove, Coryell County, Texas and which bears N. 14° 13' 16" E., 154.09 feet from a 2" iron pipe found at the apparent northwest corner of Block 2, said Meggs Subdivision for corner;

THENCE N. 14° 13' 16" E., 67.21 feet departing the said north right-of-way line and with the west boundary line of the said Parcel No. 102508 and with the east boundary line of the said called fifteen feet wide alley to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the south boundary line of an apparent twenty feet wide alley as called for on the Coryell County Tax Appraisal District property ownership maps and as evidenced on the ground for corner;

THENCE S. 69° 46' 30" E., 610.96 feet departing the said fifteen feet wide alley and with the evidenced south boundary line of the said twenty feet wide alley and with the evidenced north boundary line of the said Parcel No. 102508 to a 1/2" iron rod with cap stamped "RPLS 2475" set being the apparent northeast corner of the said Parcel No. 102508 and being in the west right-of-way line of South 1st Street as occupied and evidenced on the ground for corner;

THENCE S. 24° 02' 01" W., 65.55 feet departing the said twenty feet wide alley and with the said west right-of way line and with the east boundary line of the said Parcel No. 102508 to a 1/2" iron rod with cap stamped "RPLS 2475" set being the apparent southeast corner of the said Parcel No. 102508 and being in the north right-of- way line of the said West Avenue G and which bears N. 24° 02' 01" E., 158.70 feet from a 1/2" iron rod found at the apparent northeast corner of the said Block 2, Meggs Subdivision for corner;

THENCE N. 69° 54' 45" W., 599.58 feet departing the said west right-of-way line and with the south boundary line of the said Parcel No. 102508 and with the said north right-of-way line to the Point of Beginning and containing 0.919 acres of land.

Bearing base: 69° 25' W., north boundary line fifteen feet feet wide alley along the the north boundary line of Block 2, Meggs Subdivision of the City of Copperas Cove, Coryell County, Texas.

The Real Property or its address is commonly known as 201-315 & 202-316 W AVE G, COPPERAS COVE, TX 76522. The Real Property tax identification number is 102509,102508.