

8/3/2020 3:02 PM

Velva L. Price  
District Clerk  
Travis County  
D-1-GN-20-002781  
Norma Ybarra

# BRACEWELL

August 3, 2020

**BY EMAIL AND E-FILING**

Hon. Maya Guerra Gamble  
459<sup>th</sup> Judicial District Court  
1000 Guadalupe, 5<sup>th</sup> Floor  
Austin, Texas 78701

Re: Cause No. D-1-GN-20-002781; *Colorado Third Street, LLC v. WC 4<sup>th</sup> and Colorado, LP*; In the District Court of Travis County, Texas; 261<sup>st</sup> Judicial District

Dear Judge Gamble:

On behalf of Plaintiff Colorado Third Street, LLC (“Lender”), I write in response to the letter filed today by Defendant WC 4<sup>th</sup> and Colorado, LP (“Borrower”). Yesterday’s advisory by the Texas Attorney General’s Office regarding foreclosure sales in Texas changes nothing in connection with tomorrow’s non-judicial foreclosure on the property at issue in this matter. Contrary to its characterization by Borrower’s counsel, the AG’s “Informal Guidance” does not state that “foreclosure sales may not proceed unless specifically authorized by the Mayor in the City of the foreclosure.” Rather, it states that a “foreclosure sale may not proceed with more than 10 persons in attendance unless approved by the mayor.”

The AG’s Informal Guidance does not change the 10-person limit on gatherings that was in place at the time of last week’s temporary injunction hearing, and the Court and parties’ counsel specifically discussed that restriction at the hearing. Lender is aware of the relevant gathering restrictions, other state and local health and safety guidelines, and the AG’s Informal Guidance, and Lender will fully comply therewith in conducting the foreclosure sale tomorrow.

Respectfully submitted,

By: /s/ W. Stephen Benesh

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Associated Case Party: Colorado Third Street, LLC

Name	BarNumber	Email	TimestampSubmitted	Status
Christopher L.Dodson		chris.dodson@bracewell.com	8/3/2020 3:02:53 PM	SENT
Jaclyn Carr		jaclyn.carr@bracewell.com	8/3/2020 3:02:53 PM	SENT
Robert P.Grattan		bob.grattan@bracewell.com	8/3/2020 3:02:53 PM	SENT
Steve Benesh		steve.benesh@bracewell.com	8/3/2020 3:02:53 PM	SENT

Associated Case Party: WC 4th and Colorado, LP

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Brian Elliott		belliott@world-class.com	8/3/2020 3:02:53 PM	SENT