

Affidavit of Posting

Date: August 7, 2020

Affiant: Chris Dathe

Deed of Trust (with Security Agreement)

Dated: April 20, 2017

Grantor: WC 707 Cesar Chavez, LLC

Beneficiary: Amplify Credit Union

File No: File No. 2017063353, filed and recorded on April 21, 2017, in the Official Public Records of Real Property of Travis County, Texas.

Property:

Lots 7, 8, 9 and 10, Block 190, ORIGINAL CITY OF AUSTIN, a subdivision in Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, being more particularly described as follows:

Beginning at an iron rod found at the south side of East Cesar Chavez Street (80' wide), the same being the west side of Interstate Highway 35, thence along Interstate Highway 35, South 18°54'00" West 153.83' to an iron rod found; thence along Driskill Street, North 71°05'43" West, 171.91' to an iron rod found; thence along the same, North 71°06'10" West, 43.36' to an iron rod found; thence along lands of James J. Pecora, Sr., Trustee, North 18°50'16" East, 154.17' to an iron rod found; thence along East Cesar Chavez Street, South 70°54'35" East, 43.40' to a PK nail found; thence South 71°01'46" East, 172.03' to the point and place of beginning.
Containing 0.76 of an acre of land, more or less.

Property in the public sale includes, but not limited to, all equipment, inventory, fixtures, chattel paper, documents, instruments, accounts, contract rights, consumer goods, farm products, money, as well as all general intangibles, goods and any and all other personal property secured by the security agreement included in the Deed of Trust.

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that is to occur on September 1, 2020.

{01471/0009/00254513.1}

2. Attached to this affidavit is a copy of the Notice of Substitute Trustee's Sale, file—
stamped by the county clerk's office.

3. Affiant posted a copy of the Notice of Substitute Trustee's sale on August 7th, 2020
at the Public Notice / Trustee Sale Board of the Travis County Courthouse, 1000 Guadalupe St.,
Austin, Texas 78701.

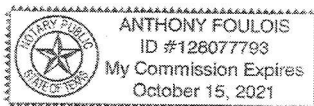


Chris Dathe

SUBSCRIBED AND SWORN TO before me on this 7th day of August, 2020 by Chris Dathe



Notary Public for the State of Texas



{01471/0009/00254513.1}

ATTACHMENT "A"

LEGAL DESCRIPTION

Lots 7, 8, 9 and 10, Block 190, ORIGINAL CITY OF AUSTIN, a subdivision in Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, being more particularly described as follows:

Beginning at an iron rod found at the south side of East Cesar Chavez Street (80' wide), the same being the west side of Interstate Highway 35, thence along Interstate Highway 35, South $18^{\circ}54'00''$; West 153.83' to an iron rod found; thence along Driskill Street, North $71^{\circ}05'43''$ West, 171.91' to an iron rod found; thence along the same, North $71^{\circ}06'10''$ West, 43.36' to an iron rod found; thence along lands of James J. Pecora, Sr., Trustee, North $18^{\circ}50'16''$ East, 154.17' to an iron rod found; thence along East Cesar Chavez Street, South $70^{\circ}54'35''$ East, 43.40' to a PK nail found; thence South $71^{\circ}01'46''$ East, 172.03' to the point and place of beginning.
Containing 0.76 of an acre of land, more or less.

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202040404

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date August 7, 2020

Deed of Trust (with Security Agreement)

STAYS IN FILE

Dated April 20, 2017

Grantor WC 707 Cesar Chavez, LLC

Beneficiary Amplify Credit Union

File No File No 2017063353, filed and recorded on April 21, 2017, in the Official Public Records of Real Property of Travis County, Texas

Secures Promissory Note in the original principal amount of \$2,713,252.00, dated April 20, 2017, executed by WC 707 Cesar Chavez, LLC and payable to Beneficiary

Property

Lots 7, 8, 9 and 10 Block 190 ORIGINAL CITY OF AUSTIN a subdivision in Travis County Texas, according to the Plat on file at the General Land Office of the State of Texas, being more particularly described as follows

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Containing 0.76 of an acre of land, more or less

Property in the public sale includes, but not limited to, all equipment, inventory, fixtures, chattel paper, documents, instruments, accounts, contract rights, consumer goods, farm products, money, as well as all general intangibles, goods and any and all other personal property secured by the security agreement included in the Deed of Trust

Trustee Scott Humphreys
Amplify Credit Union
3600 W Parmer Lane
Austin, TX 78727

Substitute Trustee JC San Pedro
Amplify Credit Union
3600 W Parmer Lane
Austin, TX 78727

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Foreclosure Sale

County Travis

Date of Sale Tuesday, September 1, 2020

Time of Sale The earliest time at which the sale of the Property ("Foreclosure Sale") will begin is 10 00 a m and the sale shall begin no later than three (3) hours after that time The Foreclosure Sale shall be completed by no later than 4 00 p m that same day

Place of Sale The West steps of the Travis County Courthouse, 1000 Guadalupe St , Austin, TX 78701

Terms of Sale The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Beneficiary may bid credit up to the amount of the unpaid indebtedness secured by the lien of the Deed of Trust Persons desiring to bid on the Property should be prepared to demonstrate to the Trustee conducting the sale their ability to pay cash on the day of the sale of the Property

****The health and safety of all attendees is a priority for Amplify Credit Union Amplify Credit Union encourages all attendees at the Foreclosure Sale to follow and abide by all COVID-19 safety measures and requirements implemented by the state, local, and federal authorities including, but not limited to, Executive Order GA-29, Executive Order GA-26, and County Judge Order 2020-11**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE BENEFICIARY

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust Because of that default, Beneficiary, the owner and holder of the Notes, has requested that the Substitute Trustee sell the Property

Notice is given that on the Date of Sale, pursuant to Texas Property Code § 51 009, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS, WHERE IS" THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION Prospective bidders are advised to conduct an independent investigation of the nature and status of the title and physical condition of the Property

Pursuant to Texas Property Code § 51 0075, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale

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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and Texas Business and Commerce Code § 9.604(a).

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.

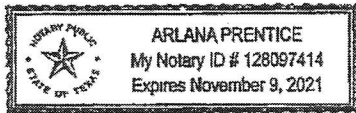


Anh Nguyen

SUBSCRIBED AND SWORN TO before me on this 7th day of August, 2020 to which I place my signature and official seal



Notary Public for the State of Texas



{01471/0009/00254511 1}

ATTACHMENT "A"

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202040404

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Aug 07, 2020 08 52 AM

Fee \$3.00

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