

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 14, 2026

NOTE: Real Estate Lien Note described as follows:

Date: October 19, 2021

Maker: Slackers Investments, LLC
A Texas Limited Liability Company

Payee: Nexus Series B, LLC,
A Delaware Limited Liability Company

Original
Principal
Amount: \$675,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: October 19, 2021

Grantor: Slackers Investments, LLC
A Texas Limited Liability Company

Trustee: John M. Taylor or Cody Coughlin
of Taylor & Coughlin, PLLC, Trustee

Beneficiary: Nexus Series B, LLC,
A Delaware Limited Liability Company

Recorded: Document Number **2021-007710**, in the Official Public Records of
Caldwell County, Texas.

Filed this 14th day of Sept 2026
10:50 A M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Yolanda Hernandez Deputy
Yolanda Hernandez

LENDER: Nexus Series B, LLC,
A Delaware Limited Liability Company

BORROWER: Slackers Investments, LLC,
A Texas Limited Liability Company

PROPERTY: The real property described as follows and any personal property described in the Deed of Trust:

Tract 1: Being 6.552 acres of land, more or less, in the ANDREW CHURCHILL SURVEY, ABSTRACT NO. 66, situated in Caldwell County, Texas, being that same tract conveyed in Volume 389, Page 378, of the Official Public Records of Caldwell County, Texas and as more particularly described by metes and bounds in Exhibit "A" attached hereto; SAVE AND EXCEPT that certain 2.00 acre tract, called Tract 2 and described herein below.

Tract 2: Being 2.00 acres of land, more or less, in the ANDREW CHURCHILL SURVEY, ABSTRACT NO. 66, situated in Caldwell County, Texas, being that same tract conveyed in Document No. 113296, of the Official Public Records of Caldwell County, Texas and as more particularly described by metes and bounds in Exhibit "B" attached hereto.

SUBSTITUTE TRUSTEE: Cody R. Coughlin of Coughlin Legal, PLLC, as Substitute Trustee

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 9600 Escarpment Blvd., Suite 745-48, Austin, Texas 78749

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

October 6, 2026, the first Tuesday of the month, to commence at **10:00 A.M.**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows:

THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUDICIAL CENTER, LOCATED AT 1703 S. COLORADO STREET, LOCKHART, TEXAS 78644, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST

RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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 MORTGAGEE OR MORTGAGE SERVICER.

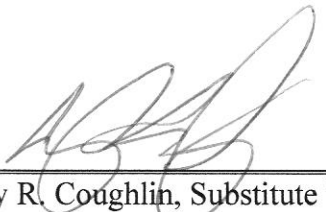
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

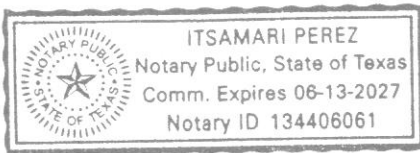
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

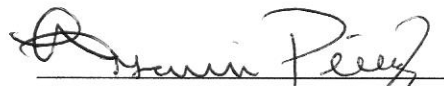
EXECUTED as of September 14, 2026.


Cody R. Coughlin, Substitute Trustee
Attorney for Beneficiary

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 14th day of **September 2026**, by **Cody R. Coughlin** the **Substitute Trustee** and **Attorney for Beneficiary** for the purpose therein stated.




Notary Public, State of Texas

After recording, please return original to:
Coughlin Legal, PLLC
9600 Escarpment Blvd., Suite 745-48
Austin, Texas 78749



Claude Hinkle Surveyors

All of a certain tract of parcel of land situated in Caldwell County, Texas and being a part of the Andrew Churchill Survey a-66 and being also a part of a 111.654 acre tract of land conveyed to Frazier Land and Cattle Co. LLC by deed recorded in Volume 165 Page 573 of the Official Records of Caldwell County, Texas and being more particularly described as follows.

BEGINNING at an iron pin set in the NW line of F.M. #20 and the SE line of the said Frazier tract for the South corner this tract and from which iron pin the East corner of the said Frazier tract bears N 49 degrees 13 minutes 00 seconds E 2461.12 feet.

THENCE N 40 degrees 47 minutes 00 seconds W entering the said Frazier tract 614.73 feet to an iron pin set for the West corner this tract.

THENCE N 49 degrees 13 minutes 00 seconds E 464.30 feet to an iron pin set for the North corner this tract.

THENCE S 40 degrees 47 minutes 00 seconds E 614.73 feet to an iron pin set in the NW line of F.M. #20 for the East corner this tract.

THENCE S 49 degrees 13 minutes 00 seconds W with the NW line of F.M. #20 464.30 feet to the place of beginning containing 6.552 acres of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made on the ground under my direct supervision on June 30, 1997. This survey is for use with this one transaction only. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



EXHIBIT "B"

Raymond Dietert
Registered Professional Land Surveyor No. 1868
P. O. Box 1253
Luling, Texas 78648
Phone 830-875-9592 Fax 830-875-2658

October 8, 2003

Field Notes describing 2.00 acres of land, situated in Tract No. 7, Seals Creek Subdivision (unrecorded), a part of a 111.654 acre tract described in a conveyance to Frazier Land and Cattle Co. LLC recorded in Volume 165, Page 573, Official Records, Andrew Churchill Survey, Abstract No. 66, Caldwell County, Texas and described by metes and bounds as follows:

Beginning at an iron pin found marking the south corner of Tract No. 6, Seals Creek Subdivision, the east corner of the James R. and Lisa A. Mills tract, Volume 197, Page 276, Official Records, north corner of Tract No. 8, Seals Creek Subdivision, the west corner of Tract No. 7, Seals Creek Subdivision;

Thence N49°13'00"E 464.30 feet to an iron pin set marking the north corner of Tract No. 7, Seals Creek Subdivision, a reentrant corner of Tract No. 6;

Thence S40°47'00"E 614.98 feet to an iron pin set marking the south corner of Tract No. 6, Seals Creek Subdivision, the east corner of Tract No. 7, Seals Creek Subdivision and situated in the northwest R.O.W. of Farm to Market Road No. 20 (State Park Road);

Thence with the northwest R.O.W. of Farm to Market Road No. 20 S49°13'00"W 30.00 feet to an iron pin set for the southeast corner of the he described 2.00 acre tr

Thence into Tract No. 7, Seals Creek Subdivision N40°47'00"W 456.84 feet to an iron pin set and S49°13'00"W 434.30 feet to an iron pin set in the common line between Tracts No. 7 and 8, Seals Creek Subdivision;

Thence with the common line between Tracts No. 7 and 8 Seals Creek Subdivision N40°47'00"W 158.14 feet to the place of beginning and containing 2.00 acres of land. The orientation of the bearings is based on use of S49°13'00"W for the northwest R.O.W. of Farm to Market Road No. 20.

I hereby certify this set of field notes were prepared from a survey made on the ground under my supervision in October, 2003.

Raymond Dietert
Raymond Dietert, R.P.L.S. 1868
Lanetta-fn2.00ac-03a

