

Filed July 9, 2025
at 5:08 o'clock A.M.
Karen E. Page
Karen E. Page, County Clerk, Kimble County, Texas
By Carolyn W. Hopkins Deputy
CAROLYN W. HOPKINS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, the 5th day of August, 2025 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall occur is 1:00 o'clock p.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: The steps of the West entrance of the Kimble County Courthouse and adjacent foyer, 501 Main Street, Junction, Texas, or as designated by the Kimble County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust (as has been renewed, extended, modified, amended restated, or corrected (the "Deed of Trust").

DATE: January 30, 2022

GRANTOR: Dwarkesh, LLC

BENEFICIARY: VelocitySBA, LLC

TRUSTEE: Robert C. Hwang, P.C.

RECORDING INFORMATION: Volume 122, Pages 524-532, Document File No. 00000057904, in the Official Public Records of Kimble County, Texas, filed February 10, 2022.

PROPERTY DESCRIPTION: The real property located in Kimble County, Texas and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with the improvements, fixtures, and other real and personal property described in the Deed of Trust (collectively, the "Property").

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Small Business Administration Note (as has been renewed, extended, modified, amended or restated, the "Note")

DATE: January 30, 2022

FACE AMOUNT: \$1,052,000

MAKER: Dwarkesh LLC

PAYEE: VelocitySBA, LLC

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.

SUBSTITUTION OF TRUSTEE:

NAME OF DOCUMENT: Removal and Appointment of Substitute Trustee

DATE: June 16, 2025

NAME OF SUBSTITUTE TRUSTEE: Andrew Edson

ADDRESS OF SUBSTITUTE TRUSTEE: Clark Hill, PLC, 901 Main Street, Suite 6000, Dallas, Texas 75202, 214-460-9029; aedson@clarkhill.com

Default has occurred under the terms of the Note, secured by the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The current owner and holder of the indebtedness has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

The holder of the indebtedness has further requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell all of the components of the Property that are personal property in accordance with the terms of the Deed of Trust and Article 9 of the Texas Uniform Commercial Code. The sale of the personalty will be held at the same time and place as the above-described real property sale; however, to the extent permitted by Article 9 of the Texas Uniform Commercial Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner and holder of the indebtedness in respect of the real property, i.e., in accordance with the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder for cash, pursuant to the terms of the Deed of Trust.

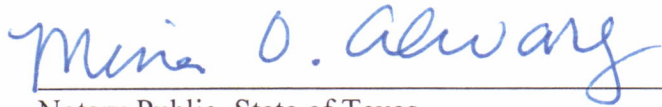
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 24th day of June, 2025.



Andrew Edson
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on June 24, 2025, by Andrew Edson, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Notary Public, State of Texas

Seal:



EXHIBIT A

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Legal Description of Property:

5.65 ACRE TRACT OF LAND IN THE J.L. WITTER SURVEY NO. 62, ABSTRACT 720, AND BEING SITUATED IN KIMBLE COUNTY, TEXAS. THE SAID 5.62 ACRE TRACT BEING COMPRISED OF PARTS OF THE TRACTS DESCRIBED IN A DEED FROM WILLIAM B. McMILLIAN, ET UX. TO LUKE HAGOOD DATED 28 AUGUST, 1984 AND RECORDED IN VOLUME 105, PAGE 275, TOGETHER WITH PART OF THE TRACT DESCRIBED IN A DEED FROM ALBERT MARTINEZ, ET UX, ET AL, TO LUKE HAGOOD DATED 24 OCTOBER, 1968 AND RECORDED IN VOLUME 77, PAGE 461, BOTH REFERENCES IN THE DEED RECORDS OF KIMBLE COUNTY, TEXAS. THE SAID 5.65 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING	at a found TxDOT Highway Monument at the north right-of-way of F.M. Highway No. 2169 and the southwest corner of said 5.65 acre tract;
THENCE	departing the north right-of-way of F.M. Highway No. 2169, N 24°39'13"E, a distance of 424.84 feet to a found ½" iron pin for a corner of this tract;
THENCE	N 51°42'40" E, a distance of 320.56 feet to a found 1/2" iron pin for the north corner of this tract;
THENCE	S 37°05'34"E, a distance of 592.22 feet to a found ½" iron pin for the north corner of this tract;
THENCE	S 04°45'26" W, a distance of 98.13 feet to a found ½" iron pin at the north right-of-way of F.M. Highway No. 2169, for the southeast corner of this tract;
THENCE	along the north right-of-way of F.M. Highway No. 2169, N 80°06'13" W, a distance of 178.94 feet to a point for the point of curvature of a nontangent curve to the left;
THENCE	along said curve to the left, whose radius is 1215.71 feet, central angle of 28°43'58", tangent length of 311.38 feet, arc length of 609.66 feet, chord bearing of S 85°41'34" W, chord length of 503.29 feet to the POINT OF BEGINNING and containing 5.65 acres of land.

The Property has a physical address of 111 Martinez Street, Junction TX 76849.