


FILED

2025 SEP -2 AM 9:18

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  SECURITY

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 TRUSTEE'S SALE

DATE: September 2, 2025

NOTE: Real Estate Lien Note described as follows:

Date: November 5, 2024

Maker: RAW Equity Group, LLC,
A Texas Limited Liability Company
d/b/a RAW Acquisitions

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

Original
Principal
Amount: \$270,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: November 5, 2024

Grantor: RAW Equity Group, LLC,
A Texas Limited Liability Company
d/b/a RAW Acquisitions

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

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

Recorded: Document Number **2024000140683**, in the Official Public Records of
Collin County, Texas.

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

BORROWER: RAW Equity Group, LLC,
A Texas Limited Liability Company
d/b/a RAW Acquisitions

PROPERTY: The real property described as follows:

See Exhibit A

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

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

October 7, 2025, the first Tuesday of the month, to commence at **10:00 A.M.**, or within three (3) hours after that time.

PLACE OF 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 SALE WILL TAKE PLACE AT THE FRONT STEPS OF THE COLLIN COUNTY COURTHOUSE LOCATED AT 2100 BLOOMDALE ROAD, MCKINNEY, TX 75071, IN COLLIN COUNTY, TEXAS, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COLLING 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.

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).

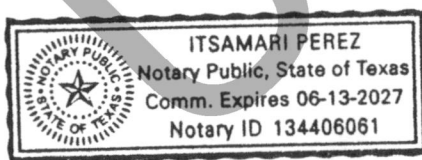
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable 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.**

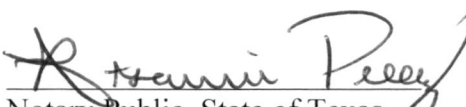
EXECUTED as of **September 2, 2025.**


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **2nd** day of **September 2025**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.




Notary Public, State of Texas

After recording, please return original to:
Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100
Austin, Texas 78731

METES AND BOUNDS DESCRIPTION OF A 0.11 ACRE TRACT LYING AND BEING SITUATED IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING THE WEST PORTION OF LOT 21, BLOCK 15, LOS RIOS ADDITION, PHASE 6, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME B, PAGE 260, MAP RECORDS OF COLLIN COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED AS TRACT 2 IN A DEED TO JWKW PROPERTIES, LTD, RECORDED IN VOLUME 5701, PAGE 4744, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northerly R.O.W. line of Angelina Drive (a 50' R.O.W.) for the southwest corner of the herein described tract, the southeast corner of a called 5100 sq. ft. tract, the east part of Lot 20, in a deed to Mansoor Karimi recorded in Doc. No. 2002-0095380, Official Public Records of Collin County, Texas;

THENCE along and with the east line of said Karimi Tract, along the common line of said Lots 20 and 21, same being the west line of the herein described tract, N 00 deg. 26' 29" E, 120.69 feet (N 00 deg. 13' 45 E, 120.00 feet, record) to a fence corner post found for the northwest corner of the herein described tract, the northeast corner of said Karimi Tract, a point in the southerly R.O.W. line of a 15 foot alley;

THENCE along and with said R.O.W. line, same being the north line of the herein described tract, S 89 deg. 24' 50" E, 36.75 feet (S 89 deg. 46' 15" E, 36.75 feet) to a point of reference at a fence corner found for the northeast corner of the herein described tract, the northwest corner of a tract known as the East portion of said Lot 21, called Tract 1 in said Vol. 5701, Pg. 4744;

THENCE along and with the west line of said Tract 1, same being the east line of the herein described tract, S 00 deg. 40' 10" W, 45.98 feet (S 00 deg. 13' 45" W, 45.55 feet) to a point of reference for an ell;

THENCE S 89 deg. 46' 15" E, 5.55 feet to a point of reference for the most easterly northeast corner of the herein described tract, an ell of said Tract 1;

THENCE S 00 deg. 13' 46" W, 74.45 feet (S 00 deg. 13' 45" W, 74.45 feet) to a capped 1/2" iron rod set for the southeast corner of the herein described tract, the southwest corner of said Tract 1, a point in the northerly R.O.W. line of said Angelina Drive;

THENCE along and with said R.O.W. line, same being the south line of the herein described tract, N 89 deg. 48' 31" W, 42.39 feet (N 89 deg. 46' 15" W, 43.20 feet) to the POINT OF BEGINNING and containing 0.11 acres, more or Less.