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SHELLEY COSTON  
BELL COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date: February 28, 2022**

**Substitute Trustee:** LOUIS PRESLEY and/or MONICA DONAHOE

**Substitute Trustee's Address:** 13300 N. Hwy 171, Cresson, Texas 76035 (Johnson County, Texas)

**Promissory Note:** That certain Promissory Note (the "Note") dated **March 22, 2017**, executed by **Andrew M. Pogen and Anita M. Pogen**, as Maker, in the Original Principal Amount of **\$30,000.00**, payable to Mustang Lending High Yield Fund I, LLC ("Payee")

**Payee:** MUSTANG LENDING HIGH YIELD FUND I, LLC, a Texas limited liability company

**Payee's Address:** 13300 N. Hwy 171, Cresson, Texas 76035 (Johnson County, Texas)

**Deed of Trust:** That certain Deed of Trust, Security Agreement, and Financing Statement (the "Deed of Trust") dated **March 22, 2017**, executed by **Andrew M. Pogen and Anita M. Pogen**, as Grantor, of the Property, to **Robert C. Stroup**, Trustee, recorded under Instrument **#2017012062** of the Real Property Records of **BELL** County, Texas, to secure the repayment of the Note for the benefit of Mustang Lending High Yield Fund I, LLC ("Beneficiary")

**Property:** A tract of land out of and a part of the John Hobson Survey, Abstract No. 381 in Bell County, Texas, and also being out of and a part of that certain 96 acre tract described in a deed from the San Antonio Joint Stock Land Bank to W. H. Brown and of record in Vol. 477 Page 66 of the Deed Records of Bell County, and being more particularly described as follows:

**BEGINNING** at a post in the north line of said 96 acre tract and being S 71 deg. E 22 ft. from the northwest corner of said tract and being the northwest corner of this;

**THENCE** S 71 deg. E 941.6 ft. along the north line of said 96 acre tract as evidence on the ground by a fence to an iron pin for the northeast corner of this;

**THENCE** S 71 deg. 26 min. W 572 ft. along a fence to an iron pin for the southeast corner of this;

**THENCE** N 71 deg. W 940.4 ft. to an iron pin in the east margin of a county road for the southwest corner of this;

**THENCE** N 17 deg. 19 min. E 572 ft. along the east margin of said road to the place of beginning, containing 12.35 acres.

(the "Property"), also known as **Water Supply Road**, Bell County, Temple, TX

**County:** BELL County, Texas

Date of Sale (first Tuesday of month): April 5, 2022

Earliest Time Sale Will Begin: 1:00 p.m

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BELL County Commissioners Court pursuant to section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**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.**

Beneficiary has appointed the undersigned as Substitute Trustee under the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter.

Sincerely,

MUSTANG LENDING HIGH YIELD FUND I, LLC,  
a Texas limited liability company

By: MUSTANG LENDING LLO, its Manager

By: Louis Presley  
Louis Presley, its Manager/Authorized Officer

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