

NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
(Mason Greenstar, Inc.)

January 17, 2025 (the "**Effective Date**")

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, March 4, 2025.

**TIME OF SALE:** The earliest time at which the nonjudicial foreclosure sale shall occur is 10:00 a.m. (Mason, Texas time). The nonjudicial foreclosure sale shall begin at that time or not later than three (3) hours after that time.

**PLACE OF SALE:** The nonjudicial foreclosure sale will take place at the area of the Mason County Courthouse designated by the Commissioner's Court of Mason County, Texas, as the area where nonjudicial foreclosure sales are to take place. If no such area has been designated, the nonjudicial foreclosure sale will take place at the area of the Mason County Courthouse where nonjudicial foreclosure sales are typically conducted.

**INDEBTEDNESS PROMPTING SALE:** Promissory Note (the "**Note**"), dated effective as of September 29, 2020, executed by Mason Veneers, LLC, a Texas limited liability company and Mason Greenstar, Inc., a Texas corporation (collectively, "**Borrower**"), as maker, payable to the order of the Texas Economic Development Bank within the Office of the Governor of Texas's Economic Development and Tourism Office, pursuant to Chapters 481 and 489 of the Texas Government Code ("**Original Noteholder**"), as payee, in the original principal amount of \$2,376,701.00. The Note and all documents executed in connection with, or relating in any way to, the Note (the "**Loan Documents**") evidence a loan (the "**Loan**") made by Original Noteholder to Borrower.

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** Deed of Trust - Security Agreement - Assignment of Rents - Collateral Assignment of Leases - Financing Statement - Fixture Filing (as amended, if applicable, the "**Deed of Trust**"), dated effective as of September 29, 2020, executed and delivered by Mason Greenstar, Inc., a Texas corporation, as grantor; to Katherine A. Tapley, as trustee, for the benefit of Original Noteholder, as beneficiary, recorded in Volume 328, Page 586 of the Real Property Records in Mason County, Texas.

**PROPERTY BEING SOLD:** The real property, personal property and general intangibles described in the Deed of Trust (collectively, the "**Property**"), the real property of which is more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference as if fully set forth herein.

**ASSIGNMENTS/TRANSFERS:** The Texas Economic Development Bank within the Office of the Governor of Texas's Economic Development and Tourism Office ("**Noteholder**"), is currently the (i) owner and holder of the (a) right to receive payments due under the Note and (b) outstanding indebtedness evidenced by the Note and (ii) owner of the liens, security interests, terms and provisions contained within the Loan Documents.

**SUBSTITUTE TRUSTEES:** By instrument dated to be effective as of September 12, 2022 and recorded in the Real Property Records in Mason County, Texas, Katherine A. Tapley of Bexar County, Texas, Eleanor Burg of Bexar County, Texas and Vanisha Weatherspoon of Travis County, Texas, were appointed substitute trustees ("**Substitute Trustee**"). The address for Katherine A. Tapley and Eleanor Burg is 111 W. Houston Street, Suite 1800, San Antonio, Texas 78205, and the address for Vanisha Weatherspoon is 98 San Jacinto Boulevard, Suite 1100, Austin, Texas 78701.

The Loan is in default, all appropriate notices have been provided and all cure periods have expired, accordingly, all of the unpaid balance of principal of, and accrued interest upon, the Note have been accelerated and are due and payable in full. Noteholder has requested that either Katherine A. Tapley, Eleanor Burg or Vanisha Weatherspoon, all of whom are a Substitute Trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the provisions of the Deed of Trust.

Noteholder has further requested that the Substitute Trustee, pursuant to the terms and provisions contained within the Deed of Trust, sell all of the components of the Property (including, without limitation, the Key Equipment, as defined in the Deed of Trust) that are personal property in accordance with the terms of Article 9 of the Texas Uniform Commercial Code. The nonjudicial foreclosure sale of the personalty will be held at the same time and place as the above-described real property nonjudicial foreclosure sale; however, to the extent permitted by Article 9 of the Texas Uniform Commercial Code, the Substitute Trustee 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 with respect to the real property.

Therefore, at the date, time and place set forth above, Katherine A. Tapley, Eleanor Burg, or Vanisha Weatherspoon, as Substitute Trustee, will sell the Property to the highest bidder for cash pursuant to the terms of the Deed of Trust and applicable law.

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be effective as of the Effective Date.

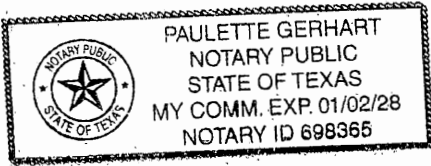
By: *Katherine A. Tapley*  
Katherine A. Tapley, Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on January 17, 2025 by Katherine A. Tapley, as Substitute Trustee, in the capacity herein stated, to be effective as of the Effective Date.

*Paulette Gerhart*  
Notary Public in and for the State of Texas

Printed Name: PAULETTE GERHART  
My Commission Expires: 01-02-2028



**Exhibit A**

to that certain  
Notice of Substitute Trustee's Sale  
dated effective as of  
January 17, 2025

**Real Property**

**LEGAL DESCRIPTION**

That certain 4.592 acres, more or less, situated in Mason County, Texas, being out of Carl Rhode Survey No. 91, Abstract No. 803, and being all of Lot No. 4 in Mason Industrial Park Subdivision as shown by map or plat of said subdivision of record in Volume 244, Page 496, Real Property Records of Mason County, Texas, and as shown on Amended Plat of the Replat of Lots Nos. 3,4,5,6,7,8 and 9 of the Mason Industrial Park Subdivision recorded in Volume 286, Page 472 of the Official Public Records of Mason County, Texas.

FILED  
AT 11:10 O'CLOCK A M  
ON THE 17 DAY OF Jan  
A.D., 20 25

STATE OF TEXAS  
COUNTY OF MASON  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the Official Public  
Records of Mason County, Texas.



Pam Beam  
County Clerk, Mason County, Texas

Pam Beam  
COUNTY CLERK, MASON CO., TEXAS  
BY Bonnie Riggs DEPUTY

VOL 369 PAGE 278-296  
RECORDED 1/17/25

CERTIFIED TRUE AND CORRECT COPY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF MASON

The above and foregoing is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is filed/recorded in the 6 PR records of my office, found in VOL. 369, PAGE 279, NO. \_\_\_\_\_

I hereby certify on Jan 17, 2025

PAM BEAM, COUNTY/DISTRICT CLERK  
MASON COUNTY, TEXAS

BY Bonnie Riggs DEPUTY/CLERK