

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

COUNTY OF HARDIN

Date: April 21, 2022
Borrower: RPS Development LLC
Borrower's Address: RPS Development
555 West Loop South, Suite 345
Bellaire, TX 77401

Holder: Toorak Capital Partners, LLC
Holder's Address: 15 Maple St., Second Floor West
Summit, New Jersey 07901

Substitute Trustee: Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith, or
Stephanie Hernandez, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Assignment of Rents, Security Agreement and
Fixture Filing

Date: August 5, 2020
Grantor: RPS Development LLC
Original Lender: Commercial Lender LLC
Trustee: Adam Setliff

FILED FOR RECORD
2022 MAY 12 PM 1:45
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *Butterfield*

Secures: Note, dated as of August 5, 2020 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Ninety-Eight Thousand and 00/100 (\$98,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Hardin County, Texas (the "Records") as Document Number 2021-110978.

Assignment from Original Lender to Toorak Capital Partners, LLC ("Toorak"): Evidenced by that certain Assignment of Deed of Trust dated March 25, 2022 and recorded in the Records as Document Number 2022-124986.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, June 7, 2022

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith, or Stephanie Hernandez, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time 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" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

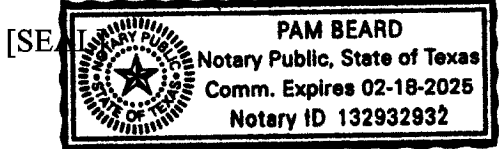
[signature on following page]

Margie Allen
Margie Allen, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARDIN §

Subscribed and sworn to before me on this 12 day of April 2022.

Pam Beard
Notary Public, State of Texas



My Commission expires:
2-18-2025

After recording return to:

Adam Rayford
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

Legal Description

**BEING LOTS FORTY (40) AND FORTY-ONE (41), DIANA ADDITION, A
SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 61, PLAT RECORDS,
HARDIN COUNTY, TEXAS.**