

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

November 13, 2023

**NOTE:**

Date: November 17, 2022  
Maker: Skillman Wok, Inc. and Fastrack Food, Inc.  
Payee: World Business Lenders, LLC, its successors and assigns  
Original principal amount: \$135,000.00

**DEED OF TRUST:**

Date: November 18, 2022 (effective date)  
Grantor: Travis Prausa  
Trustee: Netco, Inc.  
Beneficiary: World Business Lenders, LLC, its successors and assigns  
Recording data: Recorded as Document No. 116444, Official Public Records of Brewster County, Texas.

**LENDER:** WBL SPO I, LLC

**MORTGAGE SERVICER:** World Business Lenders, LLC  
P.O. Box 479  
Elmsford, NY 10523

The above-named mortgage servicer is representing the above-named lender under a servicing agreement with said lender.

**BORROWER:** Skillman Wok, Inc. and Fastrack Food, Inc.

**PROPERTY:** See Exhibit "A" attached hereto.

Commonly known as: 200 W. Murphy St., Alpine, Texas 79830

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

December 5, 2023, being the first Tuesday of the month, to commence at 1:00 PM, or within three hours thereafter.

**SUBSTITUTE TRUSTEES:** James E. Cuellar  
Jeffrey D. Stewart  
D. Brent Wells  
440 Louisiana, Suite 718

At 9:41 FILED o'clock A M  
Date 11.14.23  
SARAH VASQUEZ  
County Clerk, Brewster County, TX  
By [Signature] Deputy

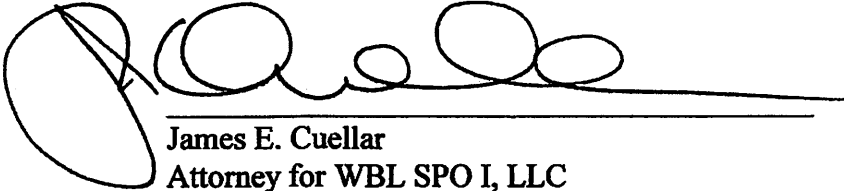


4802100

Houston, Texas 77002  
(713) 222-1281

Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez,  
and Zia Nail  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038

**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.**



James E. Cuellar  
Attorney for WBL SPO I, LLC

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

At the east door of the Brewster County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TEXAS BUSINESS AND COMMERCE CODE NOTICE**

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

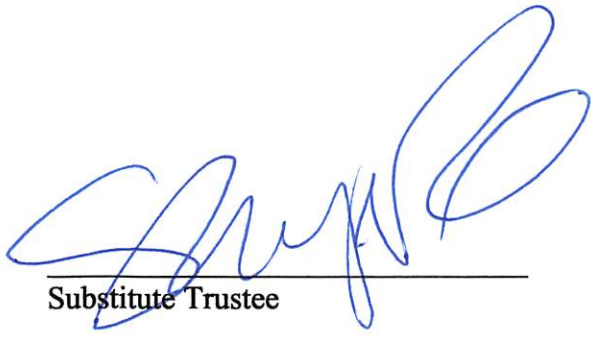
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

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, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

**ACTIVE DUTY MILITARY NOTICE**

**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.**

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Substitute Trustee

## **Exhibit A**

### **Legal Description**

**Lot 10 and 11, Block 56 of Original Townsite of Alpine, Brewster County, Texas, as the same appears in the Map or Plat Records on file in the office of the county clerk of Brewster County, Texas.**

#### **Commonly Known As:**

**200 W. Murphy St., Alpine, Texas 79830**

#### **Parcel ID:**

**12124**

