

5965-184

FILED this 5 day of Mar 2020
LAURA WALLA 1:30 PM
County Clerk Blanco County, Texas
By Annarose Harding Deputy

NOTICE OF FORECLOSURE SALE

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.

1. Property to Be Sold. The property to be sold is described as follows:
SEE ATTACHED EXHIBIT "1".

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated March 31, 2010, and recorded in real property records of Blanco County, Texas as Document 101146.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 2020

Time: 10:00 AM

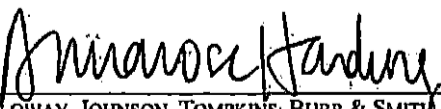
Place: Blanco County Courthouse, Texas at the following location: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.


4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

5. Obligations Secured. The Deed of Trust executed by GARY F. VICK and SHARON VICK, provides that it secures the payment of the indebtedness in the original principal amount of \$255,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Thomas Rossington, Martha Rossington, Jill Nichols, Meghan Lamonte, Kevin Key, Jay Jacobs, or Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700


THOMAS ROSSINGTON, MARTHA ROSSINGTON,
JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY,
JAY JACOBS, OR BRANCH M. SHEPPARD
c/o Galloway Johnson Tompkins Burr & Smith
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700


 CERTIFICATE OF POSTING
I am MARTHA ROSSINGTON whose address is c/o Galloway, Johnson, Tompkins, Burr & Smith 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on March 5, 2020 I filed this Notice of Foreclosure Sale at the office of the Blanco County Clerk and caused it to be posted at the location directed by the Blanco County Commissioners Court.

Exhibit "A"

A 4.16 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE RUTERSVILLE COLLEGE SURVEY NO. 18, BEING A PART OF THAT 4.6083 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 940633 AND THAT 4.6426 ACRE TRACT RECORDED IN DOCUMENT NO. 960457 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, CONVEYED TO POLLY BARNES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH A 30 FOOT WIDE INGRESS-EGRESS EASEMENT COVERING A 1.3271 ACRES OF LAND SITUATED IN BLANCO COUNTY, TEXAS, OUT OF RUTERSVILLE COLLEGE SURVEY NO. 18, AND BEING OUT OF THAT 203.7 ACRE TRACT CONVEYED TO GEORGE A HARVEY, BY DEED RECORDED IN VOLUME 6, PAGE 418-420, DEED RECORDS OF BLANCO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO.

FIELD NOTES OF A 4.16 ACRE TRACT OF LAND SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE RUTERSVILLE COLLEGE SURVEY NO. 18, BEING A PART OF THAT 4.6083 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 940635 AND THAT 4.6426 ACRE TRACT RECORDED IN DOCUMENT NO. 960457 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, CONVEYED TO POLLY BARNES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. NOTE: ALL IRON PINS SET ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF GO AWAY ROAD (PRIVATE ROAD) FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF A 5.01 ACRE TRACT, THIS DAY SURVEYED AND THE WEST LINE OF A 56.149 ACRE TRACT SURVEYED BY BAKER SURVEYING AND CONVEYED TO HOWARD COX, SAID POINT BEING N 00° 56' 25" E. 339.43 FEET ALONG THE EAST LINE OF GO AWAY ROAD AND THE 4.6083 ACRE TRACT FROM THE SOUTHEAST CORNER OF THE 4.8003 ACRE TRACT.

THENCE N 59° 41' 56" W. 686.99 FEET WITH THE SOUTHWEST LINE OF THIS TRACT AND THE NORTHEAST LINE OF THE 5.01 ACRE TRACT TO AN IRON PIN SET IN THE WEST LINE OF THE 4.6426 ACRE TRACT AND THE EAST LINE OF A 5.2459 ACRE TRACT RECORDED IN VOLUME 214, PAGE 745 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE 5.01 ACRE TRACT.

THENCE N 17° 54' 27" E. 221.90 FEET WITH THE WEST LINE OF THIS TRACT AND THE 4.6426 ACRE TRACT AND THE EAST LINE OF THE 5.2459 ACRE TRACT TO A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF A 5.8694 ACRE TRACT RECORDED IN VOLUME 220, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING THE NORTHEAST CORNER OF THE 5.2459 ACRE TRACT.

THENCE S 73° 27' 53" E. 554.45 FEET WITH THE NORTH LINE OF THIS TRACT AND THE 4.6426 AND THE 4.6083 ACRE TRACT AND THE SOUTHWEST LINE OF THE 5.8694 ACRE TRACT AND A 5.8941 ACRE TRACT RECORDED IN VOLUME 150, PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, TO A 1/2" IRON PIN FOUND IN THE EAST LINE OF GO AWAY ROAD AND THE WEST LINE OF THE 56.149 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT AND THE 4.6083 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF THE 5.5941 ACRE TRACT.

THENCE S 00° 56' 25" W. 400.04 FEET WITH THE EAST LINE OF THIS TRACT, THE 4.6083 ACRE TRACT AND GO AWAY ROAD AND THE WEST LINE OF THE 56.149 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 4.16 ACRES OF LAND ACCORDING TO A SURVEY ON THE GROUND ON MARCH 19, 2003 BY BAKER SURVEYING.

Exhibit "B"

FIELD NOTES OF A 30 FOOT WIDE INGRESS-EGRESS EASEMENT COVERING A 1.3271 ACRES OF LAND SITUATED IN BLANCO COUNTY, TEXAS, OUT OF THE RUTERSVILLE COLLEGE SURVEY NO. 18, AND BEING OUT OF THAT 203.7 ACRE TRACT CONVEYED TO GEORGE A. HARVEY, BY DEED RECORDED IN VOLUME 67, PAGES 418-420, DEED RECORDS OF BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF RANCH ROAD 32 AT ITS INTERSECTION WITH THE EAST LINE OF SAID 30 FOOT WIDE INGRESS-EGRESS EASEMENT FOR THE SOUTHEAST CORNER OF THIS EASEMENT AND TRACT 3.

THENCE N 59° 30' 30" W. 34.49 FEET ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF RANCH ROAD 32 TO A POINT FOR THE SOUTHWEST CORNER OF THIS EASEMENT.

THENCE N 00° 56' 25" E. 1919.60 FEET ALONG THE WEST LINE OF THIS EASEMENT TO A POINT IN THE NORTH LINE OF TRACT 7 FOR THE NORTHWEST CORNER OF THIS EASEMENT.

THENCE S 83° 29' 35" E. 30.15 FEET ALONG THE NORTH LINE OF TRACT 7 TO AN IRON PIN FOUND FOR THE NORTHEAST CORNER OF TRACT 7 AND THIS EASEMENT.

THENCE S 00° 56' 25" W. 1933.69 FEET ALONG THE EAST LINE OF TRACTS 7, 5, AND 3, TO THE PLACE OF BEGINNING AND COVERING 1.3271 ACRES OF LAND ACCORDING TO A SURVEY ON THE GROUND ON SEPTEMBER 6, 1985 BY BAKER SURVEYING, INC.

FILED this 28 day of Feb 2020
LAURA WALLA
County Clerk Blanco County, Texas
By: Dwight Reed Deputy

4697 Rocky Road, Blanco, Texas 78606

19-010787

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 04/07/2020

Time: Between 10:00 AM and beginning not earlier than 10:00 AM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Blanco County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/28/2006 and recorded in the real property records of Blanco County, TX and is recorded under Clerk's File/Instrument Number, 349, Page 87, with Charles Smith and Stacy Smith (grantor(s)) and Coastal Lending Financial Corporation, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Charles Smith and Stacy Smith, securing the payment of the indebtedness in the original amount of \$999,999.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 117.758 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF THE E.A HOUSE SURVEY NO. 100, THE HEIRS OF SHERWOOD DOVER SURVEY NO. 99, THE B. WILLIAMS LEAGUE SURVEY NO. 25, THE J.C ROUNDTREE SURVEY NO. 108 AND THE G.C & S.F. RR CO SURVEY NO. 335. ALL IN BLANCO COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 118.65 ACRE, TRACT OF LAND CONVEYED TO R.A. AND FRANCES FRIESENHAHN BY DEED RECORDED IN VOLUME 159, PAGE 376 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN JULY, 2003:

BEGINNING AT A FENCE CORNER POST FOUND IN THE SOUTHERLY MARGIN OF ROCKY ROAD FOR THE NORTHWEST CORNER HEREOF AND SAID 118.65 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 48.72 ACRE TRACT OF LAND CONVEYED TO B. BURRIS BY DEED RECORDED IN VOLUME, 135, PAGE 93 OF SAID DEED RECORDS AND FROM WHICH A 20" LIVE OAK BEARS SOUTH 43 DEGREES 44 MINUTES 03 SECONDS WEST A DISTANCE OF 24.0 FEET AND A 25" PECAN BEARS NORTH 0 DEGREES 41 MINUTES 12 SECONDS EAST A DISTANCE OF 55.5 FEET

THENCE WITH THE NORTHERLY LINE HEREOF AND SOUTHERLY MARGIN OF ROCKY ROAD AS FENCED THE FOLLOWING FOUR CALLS:



4720313

1. SOUTH 78 DEGREES 48 MINUTES 18 SECONDS EAST A DISTANCE OF 780.85 FEET TO A FENCE POST FOUND FOR ANGLE POINT;

2. SOUTH 75 DEGRESS 22 MINUTES 54 SECONDS EAST A DISTANCE OF 375.84 FEET TO A 1/2 REBAR SET FOR ANGLE POINT;

3. SOUTH 21 DEGREES 55 MINUTES 29 SECONDS EAST A DISTANCE OF 1260.65 FEET TO A FENCE POST FOUND FOR ANGLE POINT;

4. SOUTH 53 DEGREES 24 MINUTES 15 SECONDS EAST A DISTANCE OF 262.89 FEET TO A FENCE POST

FOUND FOR THE EASTERLY MOST NORTHEAST CORNER HEREOF AND OF SAID 118.85 ACRE TRACT AND A NORTHWESTERLY CORNER OF THAT CERTAIN 511.2 ACRE TRACT OF LAND CONVEYED TO D. BAMBERGER BY DEED RECORDED IN VOLUME 144, PAGE 352 OF SAID DEED RECORDS;

THENCE WITH THE COMMON LINE WITH SAID 118.65 ACRE TRACT OF LAND AND SAID 511.2 ACRE TRACT OF LAND THE FOLLOWING THREE (3) CALLS:

1. SOUTH 48 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 2875.19 FEET TO A FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER HEREOF;

2. NORTH 18 DEGREES 13 MINUTES 08 SECONDS WEST A DISTANCE OF 622.73 FEET TO A FENCE POST FOUND FOR ANGLE POINT;

3. NORTH 68 DEGREES 4 MINUTES 45 SECONDS WEST A DISTANCE OF 460.48 FEET TO A FENCE POST FOUND IN THE EASTERLY LINE OF THAT CERTAIN 228.9 ACRE TRACT OF LAND CONVEYED TO DOROTHY GOURLEY ET AL BY DEED RECORDED IN VOLUME 100, PAGE 733 OF SAID DEED RECORDS FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE NORTH 19 DEGREES 26 MINUTES 31 SECONDS EAST A DISTANCE OF 2894.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 117.758 ACRES OF LAND, MORE OR LESS, AS SHOWN ON SKETCH OF SURVEY TO ACCOMPANY LEGAL DESCRIPTION PREPARED HEREWITH.

ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAP STAMPED "JE GARON RPLS4303.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

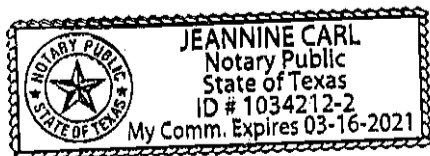
Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Martha Rossington
SUBSTITUTE TRUSTEE
Thomas Rossington, Martha Rossington, T. Reynolds
Rossington
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Martha Rossington, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of February, 2020.



Jeannine Carl
NOTARY PUBLIC in and for
Kendall COUNTY
My commission expires: 3-16-2021
Print Name of Notary: Jeannine Carl

CERTIFICATE OF POSTING

My name is Martha Rossington and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-28-2020 I filed at the office of the Blanco County Clerk and caused to be posted at the Blanco County courthouse this notice of sale.

Martha Rossington
Declarants Name: MARtha Rossington
Date: 2-28-2020

Filed this 03 day of Mar 2020
12:08 PM

NOTICE OF TRUSTEE'S SALE

Date: March 2, 2020
Note:

LAURA WALLA
County Clerk, Blanco County, Texas
By Shelli K. Moley Deputy

Date: July 29, 2016
Maker: Derek L. Drake and Elizabeth Diaz-Drake
Payee: Stallion Estates, Inc., a Texas Corporation
Original Principal Amount: \$34,110.00

Deed of Trust:

Date: July 29, 2016
Grantor: Derek L. Drake and Elizabeth Diaz-Drake
Beneficiary: Stallion Estates, Inc., a Texas Corporation
Trustee: Michele Barnes
Recorded under: Document #170010, Official Public Records of
Real Property of Blanco County, Texas.

Property:

1.918 acres of land out of Lot 75, Unit 3, STALLION ESTATES, lying and being situated in Blanco County according to the map and plat records in Volume 1, Page(s) 261-264, Blanco County, Texas, map and plat records, and; 1.242 acres of land out of Lot 75, Unit 3, STALLION ESTATES, lying and being situated Comal County according to map or plat recorded in Volume 12, Page(s) 394, of the Map and Plat Records of Comal County, Texas.

Date and Place of Sale of Property:

April 7, 2020, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the Blanco County Courthouse and Comal County Courthouse as designated by the Commissioner's Court of Blanco County, Texas and Comal County, Texas. 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, Beneficiary, the holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Michele Barnes, Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.

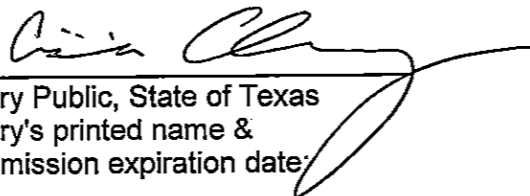


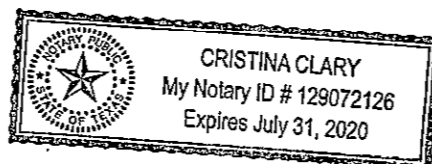
Michele Barnes
Trustee

THE STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on the 2nd day of March, 2020, by Michele Barnes, Trustee.


Notary Public, State of Texas
Notary's printed name &
Commission expiration date:



Filed this 03 day of Mar 2020
12:10 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAURA WALLA
County Clerk, Blanco County, Texas
By Shelly K. Maley Deputy

Date: March 2, 2020
Note:

Date: April 30, 2006
Maker: Jason Pinson, a single person
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$27,000.00

Deed of Trust:

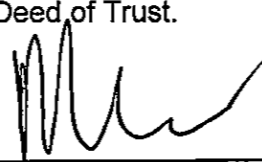
Date: April 30, 2006
Grantor: Jason Pinson, a single person
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Clint McKinney
Substitute Trustee: Michele Barnes
Recorded under: Document #062105, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 731, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 1, Page(s) 378-390, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

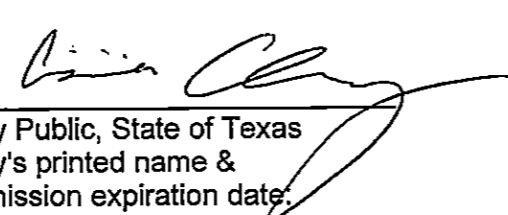
(April 7, 2020) same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. 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, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. 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, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



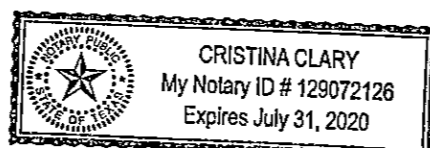
Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 2nd day of March, 2020 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date.



Filed this 03 day of Mar 2020
12:12 P.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAURA WALLA
County Clerk, Blanco County, Texas
By Shelley K. Maly Deputy

Date: March 2, 2020
Note:

Date: April 30, 2006
Maker: Jason Pinson, a single person
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$27,000.00

Deed of Trust:

Date: April 30, 2006
Grantor: Jason Pinson, a single person
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Clint McKinney
Substitute Trustee: Michele Barnes
Recorded under: Document #062107, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 732, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 1, Page(s) 378-390, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

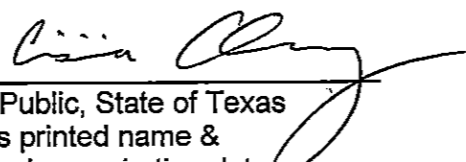
April 7, 2020 same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. 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, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. 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, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.

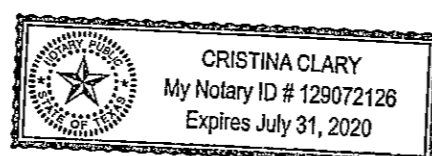


Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 2nd day of March, 2020 by Michele Barnes, Substitute Trustee.


Notary Public, State of Texas
Notary's printed name &
Commission expiration date



Filed this 03 day of Mar 2020
12:14 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAURA WALLA
County Clerk, Blanco County, Texas
By Shelli K. Maley Deputy

Date: March 2, 2020
Note:

Date: January 17, 2009
Maker: Juan H. Espinoza and wife Katherine Espinoza
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$22,410.00

Deed of Trust:

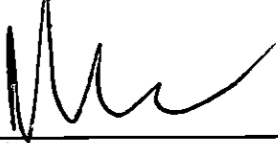
Date: January 17, 2009
Grantor: Juan H. Espinoza and wife Katherine Espinoza
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Jason Merz
Substitute Trustee: Michele Barnes
Recorded under: Document #092063, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 1464, Rockin J Ranch, Phase 5, according to map or plat recorded in Volume 3, Page(s) 37-46, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

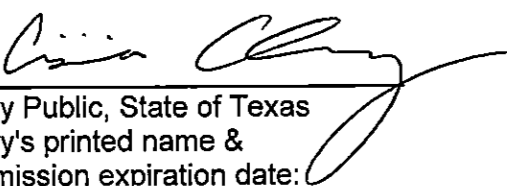
April 7, 2020 same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. 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, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. 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, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 2nd day of March, 2020 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date:

