

VG-371-2023-12

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 12

Foreclosure Posting

FILED this 29 day of June 2023
LAURA WALLA
County Clerk Blanco County, Texas
By Sheila M. Clark Deputy

Recorded On: June 29, 2023 12:48 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 12
Receipt Number: 20230629000008
Recorded Date/Time: June 29, 2023 12:48 PM
User: Sheila M
Station: cclerk02

Record and Return To:

SNEED VINE & PERRY, PC



STATE OF TEXAS
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

Notice of Foreclosure Sale

June 28, 2023

Deed of Trust ("Deed of Trust"):

Dated: September 7, 2021

Grantor: Cody Smith and Alexis Smith, a married couple

Address: 346 John Price Drive, Blanco, Blanco County, Texas 78606

Trustee: Barbara Jones

Lender: Thrive Mortgage, L.L.C., a Texas limited liability company

Address: 4819 Williams Drive, Georgetown, Texas 78633

Recorded in: Blanco County, Texas, under Instrument No. 215225

Legal Description: LOT(S): 80, ROCKIN J RANCH, PHASE 1, SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 1, PAGE(S) 324-332, OF THE MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.

Secures: Note ("Note") in the original principal amount of \$611,554.00, executed by Cody Smith ("Borrower") and payable to the order of Lender; Extension dated October 10, 2022; Extension dated December 30, 2022; Extension dated March 3, 2023

Foreclosure Sale:

Date: Tuesday, August 1, 2023

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: The sale will be conducted at the B County Courthouse, 101 E. Pecan Drive, Johnson City, Texas 78636, as designated by the Commissioners' Court of said county pursuant to Section 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 to the location where this notice was posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested 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(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Cody Smith and Alexis Smith, a married couple. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

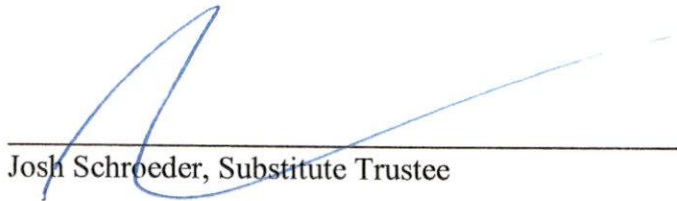
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

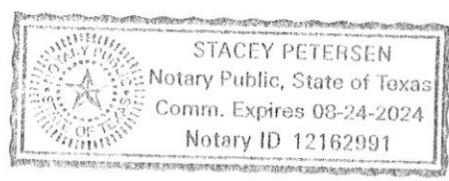


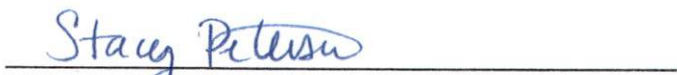
Josh Schroeder, Substitute Trustee

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

Before me, the undersigned notary public, on this day personally appeared Josh Schroeder, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28th day of June 2023.





Notary Public, State of Texas