



VG-371-2025-17

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 17

Foreclosure Posting

Recorded On: July 14, 2025 03:22 PM

Number of Pages: 2

" 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: 17
Receipt Number: 20250714000019
Recorded Date/Time: July 14, 2025 03:22 PM
User: Sheila M
Station: cclerk02

Record and Return To:

ROCKIN J RANCH LTD



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 TRUSTEE'S SALE

Date: July 8, 2025
Note:

Date: August 3, 2021
Maker: Dennis Spencer and Javarie Barnes
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$57,510.00

Deed of Trust:

Date: August 3, 2021
Grantor: Dennis Spencer and Javarie Barnes
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Michele Barnes
Recorded under: Document #214845, 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 1239, Rockin J Ranch, Phase 4, according to map or plat recorded in Volume 3, Page(s) 17-26, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

August 5, 2025, 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 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 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.

The Property will be sold "AS IS" without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of Texas Property Code 51.002 and 51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical conditions of the Property.

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.



Michele Barnes
Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 8th day of July, 2025 by Michele Barnes, Trustee.



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