

VG-371-2023-20

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 20

Foreclosure Posting

Recorded On: August 14, 2023 02:10 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: 20
Receipt Number: 20230814000013
Recorded Date/Time: August 14, 2023 02:10 PM
User: Melody E
Station: cclerk03

Record and Return To:

FORECLOSURE SERVICES LLC



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 SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 16th day of July, 2021, Ross E. Bryant (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Blanco County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of September, 2023, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the south (main) entrance of the Blanco County Courthouse in an area not to exceed 12 feet out from the front door, where the Commissioners Court has designated such sales to take place. The courthouse is located at 101 East Pecan Drive, Johnson City, Texas 78636.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting 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 send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 14 day of August, 2023.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 
David Garvin, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

FILED this 14 day of Aug 2023
LAURA WALLA
County Clerk Blanco County, Texas
By Melody Easter Deputy

EXHIBIT 'A'
Legal Description of Real Property

6.10 ACRE TRACT: Being 6.10 acres of land, more or less, out of the G.C. & S.F. Railroad Survey No. 329, Abstract No.943, in Blanco County, Texas, and being the same 6.09 acre tract of land described in Volume 324, Page 761, Official Public Records, Blanco County, Texas. Said 6.10 acre tract of land being more particularly described by metes and bounds in Exhibit "A-1", attached hereto and made a part hereof for all purposes.

ACCESS EASEMENT: Together with ingress and egress easement described in Volume 324, Page 761, Official Public Records, Blanco County, Texas, and being more particularly described by metes and bounds in Exhibit "B", attached hereto and made a part hereof for all purposes.

EXHIBIT A-1

A 6.10 ACRE TRACT SURVEY OF A 6.10 ACRE TRACT OF LAND OUT OF THE G.C. & S.F. RAILROAD SURVEY NO. 329, ABSTRACT NO.9043, BLANCO COUNTY, TEXAS, AND BEING THAT SAME 6.09 ACRE TRACT DESCRIBED IN DEED TO ROSS E. BRYANT OF RECORD IN VOLUME 324, PAGE 761, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS CENTRAL ZONE, NAD83.)(Job Number: 21-123)

BEGINNING: At a ½" iron rod with cap stamped "RICKMAN" set in the northeast line of a 32.27 Acre Tract (called Tract 1), described in deed to Michael L. McCormick of record in Volume 469, Page 755, Official Public Records, Blanco County, Texas, for the west corner of a 6.00 Acre Tract described in deed to Robert William Davis of record in Volume 271, Page 731, Official Public Records, Blanco County, Texas, the northwest corner of an Access Easement described in Volume 324, Page 761, Official Public Records, Blanco County, Texas, and the south corner of This Tract and the POINT OF BEGINNING;

THENCE: N 15°17'33" W, 737.98 feet, with the northeast line of the 32.27 Acre Tract and the southwest line of This Tract, to an 8 inch wood fence post found in the southeast line of Lot 36-B, Resubdivision of Tract 36, and Part of Tract 35, in Block B of the Oaks of Spicewood of record in Volume 1, Page 188, Plat Records, Blanco County, Texas, for the northeast corner of the 32.27 Acre Tract and the northwest corner of This Tract;

THENCE: N 88°17'05" E, at a distance of 16.37 feet passing the southeast corner of Lot 36-B and the southwest corner of Lot 35-A, Resubdivision of Tract 36, and Part of Tract 35, in Block B of the Oaks of Spicewood, continuing for a total distance of 397.57 feet to a ½" iron rod with cap stamped "Seelig" for the northwest corner of the 6.00 Acre Davis Tract and the northeast corner of This Tract;

THENCE: S 15°17'33" E, 636.19 feet, departing the south line of Lot 35-A, with a southwest line of the 6.00 Acre Davis Tract and the northeast line of This Tract to a ½" iron rod with cap stamped "Seelig" for a reentrant corner of the 6.00 Acre Davis Tract and the east corner of This Tract;

THENCE: S 73°27'11" W, 386.55 feet with a northwest line of the 6.00 Acre Davis Tract and the southeast line of This Tract to the POINT OF BEGINNING and containing 6.09 acres of land in Blanco County, Texas, according to a survey on the ground on June 18, 2021, by Rickman Land Surveying, LLC.