

VG-371-2022-9

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 9

Foreclosure Posting

Recorded On: July 29, 2022 11:33 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

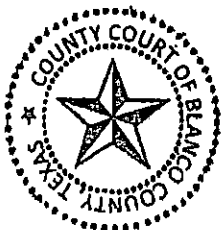
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 9
Receipt Number: 20220729000018
Recorded Date/Time: July 29, 2022 11:33 AM
User: Shella M
Station: cclerk01

Record and Return To:

MARTHA ROSSNGTON



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 Sale

T.S. #: 21-5617

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.

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

Date: 9/6/2022
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Blanco County Courthouse in Johnson City, Texas, at the following location: **THE SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FT OUT FROM THE FRONT DOOR OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

SEE EXHIBIT A ATTACHED

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/28/2006 and is recorded in the office of the County Clerk of Blanco County, Texas, under County Clerk's File No 063840, recorded on 8/30/2006, in Book 0349, Page 087, of the Real Property Records of Blanco County, Texas.
Property Address: 4697 ROCKY ROAD BLANCO, TX 78606

Trustor(s):	CHARLES SMITH and STACEY SMITH	Original Beneficiary:	COASTAL LENDING FINANCIAL CORPORATION, INC
Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust	Loan Servicer:	Rushmore Loan Management Services, LLC
Current Substituted Trustees:	Auction.com, Thomas Rossington, Martha Rossington, John Blackburn, Deanna Ray, Vanessa Ramos, T. Reynolds Rossington, Rick Snoke, Prestige Default Services, LLC		

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 §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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 section 51.009 of the Texas Property Code, the property will be sold in "as is, where

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is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by CHARLES SMITH and STACEY SMITH, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$999,999.00, executed by CHARLES SMITH and STACEY SMITH, HUSBAND AND WIFE, and payable to the order of COASTAL LENDING FINANCIAL CORPORATION, INC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CHARLES SMITH and STACEY SMITH, HUSBAND AND WIFE to CHARLES SMITH and STACEY SMITH. U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618
(949) 341-0777

Dated: 7-29-22

Auction.com, ~~Thomas Rossington~~, Martha Rossington, John Blackburn, Deanna Ray, Vanessa Ramos, T. Reynolds Rossington, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

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EXHIBIT "A"

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°44'03" WEST A DISTANCE OF 24.0 FEET AND A 25" PECAN BEARS NORTH 0°41'12" EAST A DISTANCE OF 55.5 FEET.

THENCE WITH THE NORTHERLY LINE HEREOF AND SOUTHERLY MARGIN OF ROCKY ROAD AS FENCED THE FOLLOWING FOUR (4) CALLS:

1. SOUTH 78°48'18" EAST A DISTANCE OF 760.85 FEET TO A FENCE POST FOUND FOR ANGLE POINT;
2. SOUTH 76°22'54" EAST A DISTANCE OF 375.84 FEET TO A ½" REBAR SET FOR ANGLE POINT;
3. SOUTH 21°55'28" EAST A DISTANCE OF 1280.85 FEET TO A FENCE POST FOUND FOR ANGLE POINT;
4. SOUTH 53°24'15" EAST A DISTANCE OF 262.89 FEET TO A FENCE POST FOUND FOR THE EASTERLY MOST NORTHEAST CORNER HEREOF AND OF SAID 118.65 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 118.85 ACRE TRACT OF LAND AND SAID 511.2 ACRE TRACT OF LAND THE FOLLOWING THREE (3) CALLS:

1. SOUTH 48°11'00" WEST A DISTANCE OF 2875.19 FEET TO A FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER HEREOF;
2. NORTH 18°13'06" WEST A DISTANCE OF 622.73 FEET TO A FENCE POST FOUND FOR ANGLE POINT;
3. NORTH 68°4'45" WEST A DISTANCE OF 400.48 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 18°26'31" EAST A DISTANCE OF 2894.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 117.768 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".