



VG-371-2026-4

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 4

Foreclosure Posting

Recorded On: January 13, 2026 12:55 PM

Number of Pages: 3

" 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: 4

Receipt Number: 20260113000010

Recorded Date/Time: January 13, 2026 12:55 PM

User: Janice C

Station: Clerk3

Record and Return To:

GOSSETT, HARRISON, MILLICAN & STIPANOVIC, 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 THE PINNACLE BANK'S 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.

Date: January 9, 2026

Deed of Trust:

Date: April 30, 2018
Grantor: Phillip D. Rawlings
Trustee: Todd E. Huckabee
Beneficiary: Crockett National Bank

County Where Property Is Located: Blanco County, Texas

Recorded in: Instrument No. 181259, of the Official Public Records of Blanco, County, Texas.

Property: Being situated in Blanco County, Texas and being known and designated as Lots 3 and 4, Block A, Creek View Estates, Section Once, a subdivision according to the map or plat thereof recorded in Volume 1, Pages 274-275, Map and plat Records of Blanco County, Texas.

Substitute Trustee: Paul D. Stipanovic
2 S. Koenigheim
San Angelo, Tom Green County, Texas 76903
OR
Blake Halbardier
8018 Broadway Ste 200
San Antonio TX 78209
OR
Sid Lawrence, III
402 Yosemite Drive
San Antonio, Texas 78232

Date and Time of Sale of Property: February 3, 2026 at 1:00 p.m. or within 3 hours thereafter.

Place of Sale of Property: The south entrance of the Blanco County Courthouse or as designated by the Commissioner's Court of Blanco County, Texas, located at 101 E. Pecan Avenue, Johnson City, Texas

Notice: Because of default in performance of the obligations of the Note and Deed of Trust, Pinnacle Bank's Substitute Trustee will sell the property by public auction to the highest bidder

for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 the Foreclosure Sale will necessarily be made subject to all prior matters of records 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 created in favor of the Beneficiary under the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, which will be announced prior to any bidding at the Foreclosure Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

By: Paul D Stipanovic
PAUL D. STIPANOVIC, Substitute Trustee

STATE OF TEXAS
COUNTY OF TOM GREEN

This instrument was acknowledged before me by PAUL D. STIPANOVIC, on the 9th day
January, 2026.

Tracey Clanton

Notary Public, State of Texas

