



VG-371-2025-20

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 20

Foreclosure Posting

Recorded On: August 05, 2025 08:34 AM

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: 20
Receipt Number: 20250805000002
Recorded Date/Time: August 05, 2025 08:34 AM
User: Sheila M
Station: cclerk02

Record and Return To:

TREY RUSS

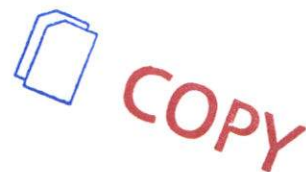


STATE OF TEXAS

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

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: August 5, 2025

DEED OF TRUST:

DATE: March 29, 2022
GRANTOR: Felipe Sampaio Soares and Jeralin Soares
GRANTOR's ADDRESS: 7210 County Road 410
McKinney, Texas 75071 (Collin County)
BENEFICIARY: SouthStar Bank, S.S.B.
ORIGINAL TRUSTEE: David Kapavik
RECORDING INFORMATION: Document Number 2022 - 222109 of the Official
Public Records of Blanco County, Texas

PROPERTY: BEING known and designated as Lot No. 28, a final plat of Majestic Hills Ranch, Phase One, a subdivision in Blanco County, Texas, according to the plat recorded in Volume 3, Pages 240-247, Map and Plat Records of Blanco County, Texas; and being the same property described in a General Warranty Deed with Vendor's Lien dated March 29, 2022 from Garrett Rayne Hobbs and Teryl Dayne Hobbs to Felipe Sampaio Soares and Jeralin Soares recorded as Document Number 2022 - 222108 of the Official Records of Blanco County, Texas. Together with non-exclusive ingress and easements as shown on subdivision plat dated May 28, 2019 recorded in Volume 3, Pages 240-247, Map and Plat Records of Blanco County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: March 29, 2022
ORIGINAL AMOUNT: Two Hundred Forty Three Thousand Seven Hundred Fifty
Dollars and 00/100 (\$243,750.00)
BORROWER: Felipe Sampaio Soares
HOLDER: SouthStar Bank, S.S.B.

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: July 24, 2025 (Effective Date)
SUBSTITUTE TRUSTEE: Bryan F. Russ III, James H. McCullough or Amanda E. Lockhart
RECORDING INFORMATION: Document Number 2025-252450 of the Official Public Records of Blanco County, Texas

DATE OF SALE OF PROPERTY: Tuesday, September 2, 2025

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: The sale will take place at the south entrance of the Blanco County Courthouse in an area not to exceed twelve (12) feet from the front door, or as designated by the Commissioner's Court.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by 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) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III
Palmos, Russ, McCullough & Russ, L.L.P.
307 North Center Street / P.O. Box 1288
Franklin, Texas 77856
(979) 828-3663
Email: treyruss@palmosruss.com



Bryan F. Russ III, Substitute Trustee