

VG-371-2025-26

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 26

Foreclosure Posting

Recorded On: October 14, 2025 12:59 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

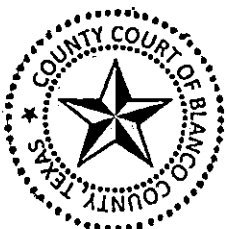
***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26
Receipt Number: 20251014000012
Recorded Date/Time: October 14, 2025 12:59 PM
User: Sheila M
Station: cclerk01

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 NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on March 17, 2024, Joseph R. Parag, II ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$50,000.00, payable to the order of Inspira Financial Trust, LLC f/k/a Quest IRA, Inc., FBO Eddie Gant #10178-21, which Deed of Trust is recorded under Clerk's File No. 20240528000014 in the Real Property Records of Blanco County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Field notes and accompanying map of a 15.0 acre tract of land prepared at the request of Joseph Parag, II. Said land is situated in Blanco County, Texas, being part of the Jas. Tanner Survey No. 232, Abstract No. 973, and being part of that 30.25 acre tract of land described in a Gift Deed to Joseph R. Parag, II, by Kermit L. Itz, etux, dated November 8, 2010, found of record in Volume 429, pages 759-762 of the Official Public Records of Blanco County, Texas.

Said 15.0 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch rebar found set at a pipe fence corner post in or near the West line of said Survey No. 232, for the N.W. corner of said 30.25 acre tract, for the N.W. corner of this tract of land;

THENCE with the northerly line of said 30.25 acre tract, S. 60 deg. 06 min. 05 sec. E., along the general course of a fence, at 913.2 feet passing a pipe fence corner post, 1115.75 feet in all to a point of the westerly bank of the Pedernales River, for the N.E. corner of said 30.25 acre tract, for the N.E. corner of this tract of land;

THENCE up the meanders of the westerly bank of the Pedernales River, being the easterly line of said 30.25 acre tract:

S. 15 deg. 42 min. 50 sec. W., at 4.6 feet passing a 2 inch pipe with an inserted 1&1/4 inch pipe, 249.35 feet in all;

S. 25 deg. 07 min. 55 sec. W. 403.55 feet to a point, for the S.E. corner of this tract of land;

THENCE over and across said 30.25 acre tract, N. 63 deg. 16 min. 20 sec. W., at 61.9 feet passing a 60d nail set, at 192.2 feet passing a 1/2 inch rebar set (capped: BONN 4447) in fence, at 256.6 & 436.8 feet passing a 60d nails set, 805.69 feet in all to a 1/2 inch rebar set (capped: BONN 4447) in the West line of said 30.25 acre tract, for the S.W. corner of this tract of land;

THENCE with the West line of said 30.25 acre tract, N. 0 deg. 37 min. 35 sec. W. (GPS Bearing Basis), along the general course of a fence, 799.22 feet to the PLACE OF BEGINNING, commonly known as 15.0 acre tract of land, Johnson City, Texas 78636; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Richard H. Hester, Jason West, Nicole Baethge, Matthew D. Johnson, Nicole Correa, Dean W. Greer David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Inspira Financial Trust, LLC f/k/a Quest IRA, Inc., FBO Eddie Gant #10178-21, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 04, 2025**, being the first Tuesday of such month, at the county courthouse of **Blanco County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Blanco County Courthouse**, or at such other location as set by the **Commissioners Court** of such county from time to time, which is the area designated by such **Commissioners' Court** for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 PM**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m.** and **4:00 p.m.** on said **TUESDAY, November 04, 2025**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of **October 14, 2025**.



Signature

Richard H. Hester, Substitute Trustee
Printed Name

Matter No. 2088

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.