

\*VG-371-2024-18\*

Blanco County  
Laura Walla  
Blanco County Clerk

Instrument Number: 18

Foreclosure Posting

Recorded On: September 04, 2024 08:51 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: 18  
Receipt Number: 20240904000001  
Recorded Date/Time: September 04, 2024 08:51 AM  
User: Cynthia W  
Station: cclerk01

**Record and Return To:**

ROSS LAVIN



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**

Notice Date: August 29, 2024

Note:

Date: August 8, 2022  
Makers: John T. DeCecco and Trina DeCecco  
Payee: Commercial National Bank of Brady  
Original Principal Amount: \$500,000

Deed of Trust:

Date: August 8, 2022  
Grantors: John T. DeCecco and Trina DeCecco  
Beneficiary: Commercial National Bank of Brady  
Trustee: W. Clay Jones  
Recorded under: Document No. 224026 recorded in the Official Public Records of Blanco County, Texas, pertaining to Property (including any improvements):

Property:

Lot(s): 1351, Rockin J Ranch, Phase 4 Subdivision, according to the map or plat thereof, recorded in Volume 3, Pages 17-26, of the Map and Plat Records of Blanco County, Texas (hereafter the "Property")

Date and Place of Sale of Property:

**OCTOBER 1, 2024**, same being the first Tuesday in said month, at a time no earlier than 10:00 AM and not later than four (4) hours after such time, I, Ross G. Lavin, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the laws of the state of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioners Court of Blanco County, Texas. Default has occurred in the payment of the note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Ross G. Lavin, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, the owner and holder of the Note has requested the undersigned Substitute Trustee to sell the Property.

FILED this 4 day of Sept 2024  
LAURA WALLA  
County Clerk Blanco County, Texas  
By: [Signature]

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Commercial National Bank of Brady's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Commercial National Bank of Brady's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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 bylaw the Foreclosure Sale will necessarily be made subject to all prior matters of record 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 and/or security interest of the Deed of Trust by Commercial National Bank of Brady. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of any such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold "AS IS," without any express or implied warranties, except to the warranties (if any) provided 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 51.075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced were bidding is opened for the first sale of the day held by Substitute Trustee.

Assert you protected 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 active duty military service to the sender of this notice immediately.

**NOTICE OF APPOINTMENT OF SUBSTITUTE TRUSTEE.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

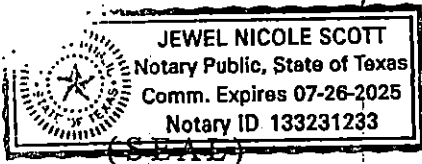


ROSS G. LAVIN  
SUBSTITUTE TRUSTEE  
SHELL & SHELL  
6000 N. HIGHWAY 281  
MARBLE FALLS, TEXAS 78654  
TEL: (830) 798-1690  
FAX: (830) 798-0328  
[rlavin@shellattorneys.com](mailto:rlavin@shellattorneys.com)

STATE OF TEXAS            )  
                                      ) ss:  
COUNTY OF BURNET        )

I **HEREBY CERTIFY** that on this day, sworn to and subscribed before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, by means of [XX] physical presence or [ ] online notarization, appeared Ross G Lavin, to be known to be the person described or [ ] has produced \_\_\_\_\_ as identification and who has executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

**WITNESS** my hand and official seal in the County and State last aforesaid this 29th day of August, 2024.



my commission expires

7/26/25

Nicole Scott  
Notary Public, State of Texas

Print Name: Nicole Scott