

\*VG-371-2025-21\*

Blanco County  
Laura Walla  
Blanco County Clerk

---

Instrument Number: 21

Foreclosure Posting

Recorded On: August 11, 2025 11:32 AM

Number of Pages: 7

---

" Examined and Charged as Follows: "

Total Recording: \$3.00

---

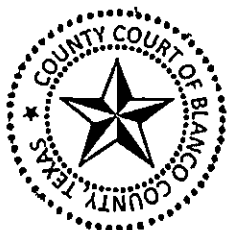
\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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: 21  
Receipt Number: 20250811000009  
Recorded Date/Time: August 11, 2025 11:32 AM  
User: Sheila M  
Station: cclerk02

**Record and Return To:**  
JACKSON WALKER LLP



**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**

**DATE:** August 11, 2025

**NOTE:** Promissory Note described as follows:

Date: July 5, 2024

Maker: Dustin Day, a married man, as his sole and separate property

Payee: Reese Family Ranch, LLC

Original Principal Amount: \$3,000,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: July 5, 2024

Grantor: Dustin Day, a married man, as his sole and separate property

Trustee: Andrew L. Koenig

Beneficiary: Reese Family Ranch, LLC

Recorded in: Document No. 2024-242263 of the Official Records of Blanco County,  
Texas

**LENDER:** Reese Family Ranch, LLC, a Texas limited liability company

**BORROWER:** Dustin Day

**PROPERTY:** The real property described as follows:

Being certain piece or parcel of land containing 61.70 acres out of the ELIJAH TATE SURVEY NO. 147, ABSTRACT NO. 590, Blanco County, Texas, being all of that 61.70 acre tract described in Document No. 190480, Official Public Records of Blanco County, Texas, and described more particularly by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to such real property, as more particularly described in the Deed of Trust.

**SUBSTITUTE TRUSTEES AND MAILING ADDRESSES:**

Spence M. Howden  
Jackson Walker L.L.P.  
100 Congress Avenue, Suite 1100  
Austin, Texas 78701

Michael C. Roberts  
Jackson Walker L.L.P.  
100 Congress Avenue, Suite 1100  
Austin, Texas 78701

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

September 2, 2025, being the first Tuesday of the month, to  
commence at 1:00 p.m., or within three hours thereafter.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The south (main) entrance of the Blanco County Courthouse,  
Blanco, Blanco County, Texas, or as designated by the  
Commissioners Court of Blanco County, Texas for real property  
foreclosures under Section 51.002 of the Texas Property Code  
pursuant to instrument(s) recorded in the real property records 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, Lender, the owner of the  
Note, and the holder of the Note and the Deed of Trust lien for purposes of Section 51.002 of the  
Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the  
terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of  
Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such  
other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale  
to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust  
and applicable law. The sale and conveyance of the Property will be subject to all matters of record  
applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions  
to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make  
any covenants, representations, or warranties concerning the Property other than providing the  
successful bidder at the sale with a deed to the Property containing any warranties of title required  
by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED  
TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT  
IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS**

7

THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR  
MORTGAGE SERVICER.

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 OR 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.



---

Spence M. Howden  
Substitute Trustee

EXHIBIT "A"



P.O. Box 481 Blanco, TX 78606  
(830)833-3010 info@wcrlandsurveying.com  
TBPPLS FDM #10194135

**FIELD NOTE DESCRIPTION OF A  
61.70 ACRE TRACT OF LAND**

Being a 61.70 acre tract of land situated in the Elijah Tate Survey No. 147, Abstract No. 590, Blanco County, Texas and being all of that certain 61.70 acre tract of land recorded in Document No. 190480, Official Public Records, Blanco County, Texas, said 61.70 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5" cedar fence post found in the southeast line of a called 35.00 acre tract of land recorded in Volume 278, Page 780, Official Public Records, Blanco County, Texas, being the westernmost corner of a called 45.0 acre tract of land recorded in Volume 86, Page 26, Official Public Records, Blanco County, Texas, the northwest corner of the above referenced 61.70 acre tract and herein described tract;

**THENCE** with common lines of said 45.0 acre tract and said 61.70 acre tract the following courses and distances:

South 60 degrees 13 minutes 12 seconds East, a distance of 90.56 feet to a 1/2" iron rod found;

South 74 degrees 13 minutes 24 seconds East, a distance of 150.19 feet to a 28" Live Oak tree found;

South 72 degrees 42 minutes 22 seconds East, a distance of 88.73 feet to a 1/2" iron rod found;

South 29 degrees 11 minutes 36 seconds East, a distance of 49.37 feet to a 4" cedar fence post found;

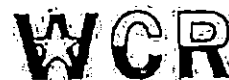
South 04 degrees 29 minutes 34 seconds East, a distance of 131.40 feet to a 4" cedar fence post found;

and South 10 degrees 12 minutes 35 seconds East, a distance of 249.64 feet to a 7" cedar fence post found for the northernmost corner of a called 30.59 acre tract of land recorded in Volume 457, Page 429, Official Public Records, Blanco County, Texas, a southwesterly corner of said 45.0 acre tract, a corner of said 61.70 acre tract and herein described tract;

**THENCE** with common lines of said 30.59 acre tract and said 61.70 acre tract the following courses and distances:

South 03 degrees 48 minutes 32 seconds East, crossing McKinney Creek, a distance of 953.57 feet to a 1/2" iron rod found for a southwesterly corner of said 30.59 acre tract, an interior corner of said 61.70 acre tract and herein described tract;

Exhibit "A"



North 67 degrees 30 minutes 18 seconds East, a distance of 252.43 feet to a 10" fence post for an interior corner of said 30.59 acre tract, the easternmost northeast corner of said 61.70 acre tract and herein described tract;

and South 03 degrees 04 minutes 46 seconds East, a distance of 1318.69 feet to a 10" wood fence post found in the called north line of the County Road No. 106 in Volume 86, Page 777, Deed Records, Blanco County, Texas (County Road No. 106 also known as McKinney Loop and referred to as Albert Road in Volume 86, Page 777, Deed Records, Blanco County, Texas), for the southwest corner of said 30.59 acre tract, the southeast corner of said 61.70 acre tract and herein described tract;

THENCE with the called northerly lines of County Road No. 106, easterly lines of County Road No. 108 in Volume 86, Page 777, Deed Records, Blanco County, Texas and southerly and westerly lines of said 61.70 acre tract the following courses and distances:

South 88 degrees 19 minutes 13 seconds West, a distance of 1566.53 feet to a 1/2" iron rod found at the base of a 34" Live Oak tree;

North 34 degrees 54 minutes 27 seconds West, a distance of 59.68 feet to a 8" cedar fence post found;

North 00 degrees 33 minutes 15 seconds East, a distance of 115.93 feet to a 5" cedar fence post found;

and North 18 degrees 11 minutes 39 seconds East, a distance of 449.13 feet to a stone found inscribed "B&B" for the south corner of a called 30.0 acre tract of land recorded in Document No. 190042, Official Public Records, Blanco County, Texas;

THENCE with common lines of said 30.0 acre tract and said 61.70 acre tract the following courses and distances:

North 17 degrees 29 minutes 20 seconds East, a distance of 427.37 feet to an iron rod set;

North 17 degrees 48 minutes 25 seconds East, a distance of 486.49 feet to a 4" cedar fence post found;

and North 18 degrees 27 minutes 22 seconds East, a distance of 272.25 feet to a 3" metal fence post found for the east corner of said 30.0 acre tract, the southeast corner of a called 56.39 acre tract of land recorded in Volume 365, Page 623, Official Public Records, Blanco County, Texas, a corner of said 61.70 acre tract and herein described tract;

THENCE with the common line of said 56.36 acre tract and said 61.70 acre tract, North 18 degrees 21 minutes 51 seconds East, a distance of 1005.22 feet to a 6" cedar fence post found the northeast corner of said 56.39 acre tract, the southeast corner of the aforementioned 35.00 acre tract, a corner of said 61.70 acre tract and herein described tract;

**WCR**

THENCE with the common line of said 35.00 acre tract an said 61.70 acre tract, North 18 degrees 13 minutes 05 seconds East, crossing McKinney Creek, a distance of 78.91 feet to the POINT OF BEGINNING containing 61.70 acres of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



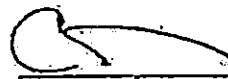
 01/09/2022  
Christopher Junca, RPLS #6344  
Job No. 1019-19

Exhibit "A"