

\*VG-371-2023-29\*

COPY

Blanco County  
Laura Walla  
Blanco County Clerk

Instrument Number: 29

Foreclosure Posting

Recorded On: October 05, 2023 11:05 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: 29  
Receipt Number: 20231005000007  
Recorded Date/Time: October 05, 2023 11:05 AM  
User: Sheila M  
Station: cclerk02

**Record and Return To:**

MOORE GANSKE MURR PLLC



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 Foreclosure Sale**

**November 7, 2023**

Deed of Trust (Security Agreement-Financing Statement-Fixture Filing) (**"Deed of Trust"**):

Dated: July 26, 2021

Grantor: Edison Bryant

Trustee: Mark A. Long

Lender: First Commercial Bank, N.A.

Recorded in: Doc# 2021214414 of the Official Public Records of Blanco County, Texas.

Legal Description: All that certain tract or parcel of land lying and being situated in Blanco County, Texas, known and designated as Lot 127, Cielo Springs, Phase 4, a Subdivision, according to Map or Plat recorded in Volume 1, Pages 367-372 of the Map and Plat records of Blanco County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$108,000.00, executed by Edison Bryant ("Borrower") and payable to the order of Lender

Substitute Trustee: Grace G. Kunde or Stephen K. Ganske or Christopher H. Moore or John P. Arnold or Hunter H. Hewell

Substitute Trustee's Address: 536 E. Court Street, Seguin, Texas, 78155

Foreclosure Sale:

Date: Tuesday, November 7, 2023

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 and not later than three hours thereafter.

Place: Blanco County Courthouse, Johnson City, Blanco County, Texas, at the area of such courthouse designated by the Commissioner's Court Minutes, and reflected in Designation of Place for Foreclosure Sale dated December 3, 1987, recorded in Volume 125, Page 959, Blanco

County Deed Records, to wit: at the South (main) entrance of the Blanco County Courthouse in an area not to exceed twelve (12) feet out from the front door.

4872 Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First Commercial Bank's bid may be by credit against the indebtedness secured by the lien of 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, First Commercial Bank, N.A., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

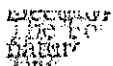
If First Commercial Bank, N.A., passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 by law 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 First Commercial Bank, N.A. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

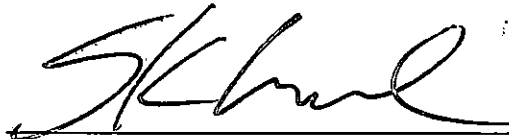
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.

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



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Stephen K. Ganske  
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N.A.  
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