

FORECLOSURE
FILED FOR POSTING
Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *Jonim Farr* DEPUTY
DATE *Aug. 29, 2024*
TIME *1:15 pm*

STATE OF TEXAS
COUNTY OF LLANO

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NOTICE OF FORECLOSURE SALE

Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement ("Deed of Trust")

Dated: 02/21/2022

Grantor(s): Kymberlee Singh and Christopher Singh

Trustee: Superior Loan Servicing

Lender: Equity Trust Company Custodian FBO Elfriede, Meyers Roth IRA

Recorded in: Document Number 22-02456 of the Real Property Records of Llano County, Texas

Secures: Promissory Note Secured by Deed of Trust ("Note") in the original principal amount of \$110,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Substitute Trustee: Martha Rossington or T. Reynolds Rossington

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100
Austin, TX 78731

Mortgage Servicer: Superior Loan Servicing

Mortgage Servicer's Address: 7525 Topanga Canyon Blvd., Canoga Park, CA
91303

Foreclosure Sale:

Date: Tuesday, 10/01/2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

Place: THE SOUTH DOOR OF THE LLANO COUNTY COURTHOUSE ON THE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 Equity Trust Company Custodian FBO Elfriede Meyer Roth IRA'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, Equity Trust Company Custodian FBO Elfriede Meyer Roth IRA, 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 Equity Trust Company Custodian FBO Elfriede Meyer Roth IRA'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.

Superior Loan Servicing is representing Equity Trust Company Custodian FBO Elfriede Meyer Roth IRA in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Equity Trust Company Custodian FBO Elfriede Meyer Roth IRA and Superior Loan Servicing are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the 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 the Substitute Trustee.

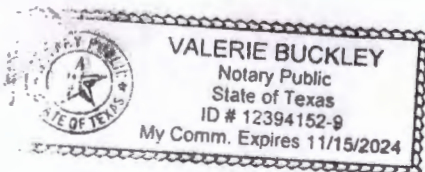
Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Martha Rossington
MARtha Rossington Substitute Trustee

STATE OF TEXAS
COUNTY OF ~~LEANO~~ Kendall

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This instrument was acknowledged before me by Martha Rossington on August 29, 2024



h. Buckley
Notary Public, State of Texas
Commission Expires: 11-15-24
Printed Name: Valerie Buckley

Exhibit A: Property Description

TRACT I: BEING LOT NOS. THREE HUNDRED NINETEEN (319), THREE HUNDRED TWENTY-FIVE (325), THREE HUNDRED TWENTY-SIX (326) AND THREE HUNDRED TWENTY-SEVEN (327), BUCHANAN LAKE VILLAGE, UNIT NO. FIVE (5), A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 1, PAGE 22, DEED RECORDS OF LLANO COUNTY, TEXAS. TRACT II: BEING A THREE THOUSAND (3000) SQUARE FOOT PORTION OF JUNE STREET, LYING ADJACENT TO LOT NOS. 319 AND 325, BUCHANAN LAKE VILLAGE, UNIT NO. FIVE (5), A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 1, PAGE 22, DEED RECORDS OF LLANO COUNTY, TEXAS; SAID 3000 SQUARE FEET BRING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. PROPERTY (INCLUDING ANY IMPROVEMENTS): PROPERTY BEING APPROXIMATELY 3,000 (THREE THOUSAND) SQUARE FEET OF LAND HAVING A 150 (ONE HUNDRED FIFTY) FOOT BOUNDARY LINE ADJACENT WITH LOTS 325 AND 319 ON THE EASE SIDE AND FROM SURVEY POINT OF LOT 319 AND 320 WITH A BOUNDARY LINE OF 20 (TWENTY) FEET EXTENDING EAST TO THE MIDDLE OF JUNE STREET, GOING TOWARD LOT 322, THEN GOING NORTH WITH A BOUNDARY LINE OF 150 (ONE HUNDRED FIFTY) FEET TO INTERSECT WITH MUNSON STREET WHICH THE BOUNDARY LINE THEN GOES WEST ADJACENT TO MUNSON STREET TO INTEREST THE NORTH EAST CORNER OF LOT 325. A PORTION OF JUNE STREET BOUNDARIES LIE ADJACENT TO LOTS 325 AND 319 AND INTERSECT MUNSON STREET IN BUCHANAN LAKE VILLAGE UNIT 5, OF RECORD ION VOL. 1 PAGE 22 OF LLANO COUNTY PLAT RECORDS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES PERTAINING THERETO INCLUDING BUT NOT LIMITED TO: EASEMENTS, RESTRICTIVE COVENANTS COMMON TO THE PATTED SUBDIVISION IN WHICH THE PROPERTY IS LOCATED AND COOPERATIVE OR ASSOCIATION OR ASSOCIATION MEMBERSHIPS (THE PROPERTY).