

NOTICE OF TRUSTEE'S SALE

Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS

BY *Shelley Willeke* DEPUTY

DATE *09-5-2024*
TIME *10:45am*

DEED OF TRUST INFORMATION:

Grantor(s)	Marcio J. Mladenoff	Deed of Trust Date	June 20, 2007
Original Mortgagee	Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America	Original Principal	\$99,400.00
Recording Information	Book #: 1432 Page #: 901 in Llano County, Texas	Original Trustee	Francis M. Flato
Property Address	307 Crestview #11, Horseshoe Bay, TX 78657	Property County	Llano

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer	U.S. Small Business Administration
Current Beneficiary	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer Address	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

SALE INFORMATION:

Date of Sale	10/01/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The South door of the Llano County Courthouse located at 801 Ford Street, Llano, Llano County, Texas, which designated area is more particularly described in the Llano County Commissioner's Court Minutes recorded in Volume 1184, Page 885, in the Official Real Property Records of Llano County, Texas in Llano County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Llano County Commissioner's Court.
Substitute Trustees	Linda Joan Reppert, Howard Whitney, Martha Rossington, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Chris LaFond, T. Reynolds Rossington, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
BEING LOT 44011-A IN HORSESHOE BAY, A SUBDIVISION OF LLANO COUNTY, TEXAS, ACCORDING TO PLAT NO. 44.2 RECORDED IN VOLUME 5, PAGE 60, LLAMO COUNTY PLAT RECORDS. TOGETHER WITH THE PERCENTAGE OF OWNERSHIP IN THE COMMON AREAS, THE VOTING RIGHTS ALLOCATED TO SAID LOT AND ALL RIGHTS AND PRIVILEGES GRANTED TO LOT OWNERS IN THE HORSESHOE BAY HIGHLANDS, ALL AS DESCRIBED IN THE DECLARATIONS OF COVENANTS AND RESTRICTION FOR HORSESHOE BAY HIGHLANDS, LTD. RECORDED IN VOLUME 294, PAGE 911 AND ITS SUPPLEMENTAL DECLARATIONS RECORDED IN VOLUME 383, PAGE 312, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

NOTICE OF TRUSTEE'S SALE

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The 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 sale will necessarily be made subject to all other 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 sale shall not cover any part of the property that has been released from the lien 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 the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

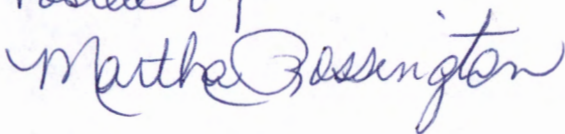
Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Posted by


Dated August 29, 2024.

/s/ Selim H. Taherzadeh _____
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001