

POSTING
Cecilia McClinton
COUNTY CLERK, LLANO COUNTY, TEXAS
BY Joni Farr DEPUTY
DATE 3-28-2024
TIME 1:05pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF LLANO

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 sent written notice of the active duty military service to the sender of this notice immediately.

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DEED OF TRUST INFORMATION:

Dated: June 11, 2015
Grantor: David B. Calderon, Jr.
Trustee: Michael Baucum or Laurie Ann Baucum
Lender: A&M Heritage Holdings, LTD., d/b/a A&M Investment
Recorded in: recorded in Vol. 1559, Pg. 0490 of the real property records of Llano County, Texas..
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$30,500.00, executed by David B. Calderon, Jr. ("Borrower") and payable to the order of Lender
Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto
Substitute Trustee: Martha Rossington or T. Reynolds Rossington
Substitute Trustee's Address: c/o Brough & Resendez, PLLC, 1213 W. Slaughter Ln., Ste. 100, Austin, Texas 78748

DATE OF SALE: May 7, 2024

TIME OF SALE: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00am, and the sale will commence no later than 1:00pm

to participating in the sale 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.

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.

/s/ Trenton L. Brough _____
Trenton L. Brough
Brough & Resendez, PLLC
Attorney for A&M Heritage Holdings d/b/a A&M
Investment

CERTIFICATE OF POSTING

My name is Martha Rossington or T. Reynolds Rossington, and my address is c/o Brough & Resendez, PLLC, 1213 W. Slaughter Ln., Ste. 100, Austin, Texas 78748. I declare under penalty of perjury that on 3-28-2024, I filed at the office of the Llano County Clerk to be posted at the Llano County courthouse this notice of sale at least 21 days preceding the date set for public sale.

EXECUTED on 3/28, 2024.

[Signature]

Declarant's Printed Name: T Reynolds Rossington

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO before me on March 28, 2024.

Martha Rossington
Notary Public, State of Texas

