

FORECLOSURE  
FILED FOR POSTING

*Patricia McClintock*  
COUNTY CLERK, LLANO COUNTY, TEXAS

BY *S. Wilk* DEPUTY

DATE *2-10-25*

TIME *11:37 am*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS           §  
  §  
COUNTY OF LLANO           §

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, on March 27, 2023, **Mamasue, LLC** ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **Greg Burgess**, as Trustee, the herein below described property to secure **Prosperity Bank** in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's Instrument No. 23 01676, in the Official Public Records of Real Property of Llano County, Texas, to which reference is hereby made for all purposes; and

**WHEREAS**, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Martha Rossington and T. Reynolds Rossington** any of whom may **act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below. will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, March 4, 2025**. The earliest time at which the sale will occur shall be at **10:00 o'clock**

**A.M.** and it may take place not later than three hours after said time, and the sale shall take place at the South door of the Llano County Courthouse 801 Ford Street Llano, Llano County, Texas on the steps or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

**Lot 34030, Horseshoe Bay, Plat No. 34, 1, City of Horseshoe Bay, according to the map or plat thereof, recorded in Volume 3, Page 2, Plat Records of Llano County, Texas.**

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

#### **SUBSTITUTE TRUSTEES**

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

**L. David. Smith, Martha Rossington and T. Reynolds Rossington**

**c/o L. David. Smith**  
2618 Kittansett Circle  
Katy Texas 77450  
telephone: 281-788-3666  
Email: ldslaw7@gmail.com

**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.**

Dated this 6<sup>th</sup> day of February, 2025.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee

2618 Kittansett Circle

Katy, Texas 77450

Telephone 281-788-3666

Email: ldslaw7@gmail.com

Posted: *Walter Resington*