



VG-371-2024-16

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 16

Foreclosure Posting

Recorded On: July 16, 2024 09:36 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: 16
Receipt Number: 20240716000001
Recorded Date/Time: July 16, 2024 09:36 AM
User: Melody E
Station: cclerk01

Record and Return To:

ROMAN CANO



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 SUBSTITUTE TRUSTEE'S SALE

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.

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note:

Date: September 29, 2022
Borrower(s): Robert P Brogan L.L.C.
Original Payee: Construction Loan Services II, LLC
Committed Loan Amount: \$792,045.97

Deed of Trust:

Record Date: September 29, 2022
Grantor(s): Robert P Brogan L.L.C.
Original Trustee: Trustee Services, Inc.
Recorded in: Document Number 224770, Blanco County, Texas

Property:

TRACT 1: Lot 1773, ROCKING J RANCH, PHASE 6 SUBDIVISION, according to the map or plat thereof, recorded in Volume 3, Pages 72-77 of the Map and Plat Records of Blanco County, Texas.

TRACT 2: Lot 565, ROCKING J RANCH, UNIT 2 SUBDIVISION, according to the map or plat thereof, recorded in Volume 1, Pages 342-352 of the Map and Plat Records of Blanco County, Texas.

Present Owner of Note and Beneficiary under Deed of Trust:

BC Alternative Title Trust 2022-RTL1, per Assignment of Deed of Trust recorded on July 2, 2024, document filing number 2024-242092 in Blanco County Deed Records, and Assignment of Deed of Trust recorded on July 1, 2024, document filing number 2024-242088 in Blanco County Deed Records

Information regarding the public sale to be held:

Substitute Trustee: Kendall L. Bryant *or* Jeffrey V. Leaverton *or* John T. Easter *or* Christopher V. Arisco, Substitute Trustee
Padfield & Stout, LLP
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

Appointed by written instrument to be filed and recorded in the Official Public Records of Tarrant County, Texas.

Date of Sale: August 6, 2024, being the first Tuesday in said month.

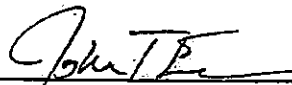
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: The sale will occur at that area designated by the Commissioners Court of Blanco County, Texas pursuant to Section 51.002 of the Texas Property Code (or at south (Main) entrance of the Courthouse in an Area not to exceed twelve (12) feet our from the front door).

Default has occurred in the payment of the indebtedness evidenced by the Promissory Note. Because of such default, BC Alternative Title Trust 2022-RTL1 appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, the Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Builders Capital Finance, LLC, make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



John T. Easter, Substitute Trustee

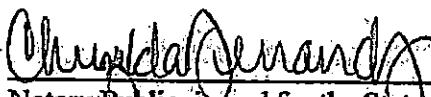
ACKNOWLEDGMENT

STATE OF TEXAS

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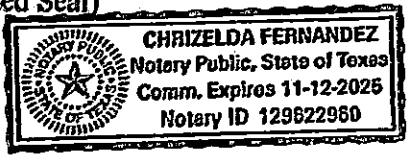
COUNTY OF TARRANT

This instrument was acknowledged before me on July 15th, 2024, by John T. Easter, in his capacity as Substitute Trustee.



Notary Public, in and for the State of Texas

(Personalized Seal)



Please Return File-Stamped Copy to:

Padfield & Stout, LLP
Attn: Christopher V. Arisco
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102