



VG-371-2024-11

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 11

Foreclosure Posting

Recorded On: March 12, 2024 02:42 PM

Number of Pages: 2

" 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: 11
Receipt Number: 20240312000005
Recorded Date/Time: March 12, 2024 02:42 PM
User: Melody E
Station: cclerk01

Record and Return To:

MARTHA ROSSINGTON



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

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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 OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MIDCENTURY CUSTOM HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY delivered that one certain Deed of Trust dated AUGUST 17, 2021, which is recorded in INSTRUMENT NO. 214880 of the real property records of BLANCO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$726,178.92 payable to the order of HOUSEMAX FUNDING FUND I, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, PACIFIC RBLF FUNDING TRUST, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on APRIL 2, 2024, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT NO. 110, FINAL PLAT OF LEGACY HILLS, A SUBDIVISION IN BLANCO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGES 315-320, PLAT RECORDS OF BLANCO COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of BLANCO County, Texas, for such sales (OR AT SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED TWELVE (12) FEET OUT FROM THE FRONT DOOR).

NOTICE IS FURTHER GIVEN that the address of FCI LENDER SERVICES, INC., the Mortgagee or Mortgage Servicer, is P.O. BOX 27370, ANAHEIM, CA 92809. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: MARCH 11, 2024.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR MARTHA
ROSSINGTON OR T. REYNOLDS ROSSINGTON

FILE NO.: FCI-1088
PROPERTY: 458 LEGACY HILLS DR
JOHNSON CITY, TEXAS 78638
MIDCENTURY CUSTOM HOMES, LLC

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tel: (972) 394-3086
Fax: (972) 394-1263

*Posted:
martha
rossington*



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