



Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 19

Foreclosure Posting

Recorded On: July 31, 2025 01:39 PM

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: 19
Receipt Number: 20250731000011
Recorded Date/Time: July 31, 2025 01:39 PM
User: Sheila M
Station: cclerk02

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 09/02/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Blanco County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 9, 2006 and recorded in the real property records of Blanco County, TX and is recorded under Clerk's Book 354, Page 299 and Re-Recorded in Book 360, Page 416, with Louis Longoria (grantor(s)) and Wells Fargo Financial Texas, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Louis Longoria, securing the payment of the indebtedness in the original amount of \$43,225.43, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo USA Holdings, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL OF THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATED IN THE COUNTY OF BLANCO, STATE OF TEXAS, PART OF AND OUT OF THE H. EGGLESTON LEAGUE NO. 24, AND PART OF AND OUT OF A FIFTY (50) ACRE SUBDIVISION OF SAID LEAGUE CONVEYED TO T. J. BYLER BY DEED FROM H. P. WATKINS, SHOWN OF RECORD IN THE DEED RECORDS OF BLANCO COUNTY, TEXAS, IN VOLUME 45, PAGE 76, AND BEGINNING AT A POINT 10 FEET N. 70 W. FROM THE EAST BOUNDARY LINE OF SAID FIFTY ACRE SUBDIVISION, BEING THE SOUTHEAST CORNER OF SUBDIVISION MADE BY T. J. BYLER AND WIFE MINNIE BYLER FOR BLANCHE ZIMMERMAN;

THENCE N. 70 W. WITH THE SOUTH BOUNDARY LINE OF SAID ZIMMERMAN SUBDIVISION 288 FEET TO ITS SOUTHWEST CORNER;

THENCE S. 20 W. 150 FEET TO CORNER;

THENCE S. 70 E. 288 FEET TO CORNER ON THE WEST BOUNDARY LINE OF A STREET OR RIGHT-OF-WAY DEDICATED BY T.J. BYLER AND WIFE, MINNIE BYLER AS PUBLIC STREET;

THENCE N. 20 E. 150 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE ACRE, MORE OR LESS.

SAVE AND EXCEPT:

BEING A 0.227 ACRE TRACT OF LAND OUT OF THE H. EGGLESTON LEAGUE NO. 24, BLANCO COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 1.00 ACRE TRACT RECORDED IN VOLUME 93, PAGES 557-560, DEED RECORDS, BLANCO COUNTY TEXAS, SAID 0.227 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL SET IN CONCRETE CURB IN THE NORTHWEST LINE OF MESQUITE STREET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER OF THE H. AND C. BINDSEIL TRACT RECORDED IN VOLUME 52, PAGE 521, DEED RECORDS, BLANCO COUNTY TEXAS;

THENCE, WITH THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTHWEST LINE OF THE AFOREMENTIONED 1.00 ACRE TRACT, N. 70 DEGREES 00 MINUTES 00 SECONDS W., A DISTANCE OF 145.00 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTHWEST LINE OF SAID 1.00 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SEVERING SAID 1.00 ACRE TRACT, WITH THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT, N. 20 DEGREES 55 MINUTES 37 SECONDS E., A DISTANCE OF 67.77 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 70 DEGREES 29 MINUTES 42 SECONDS E., A DISTANCE OF 143.91 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST LINE OF THE AFOREMENTIONED 1.00 ACRE TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE NORTHWEST LINE OF MESQUITE STREET;

THENCE, WITH THE NORTHWEST LINE OF MESQUITE STREET, SOUTHEAST LINE OF THE AFOREMENTIONED 1.00 ACRE TRACT, S. 20 DEGREES 00 MINUTES 00 SECONDS W., A DISTANCE OF 69.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.227 ACRES OF LAND.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

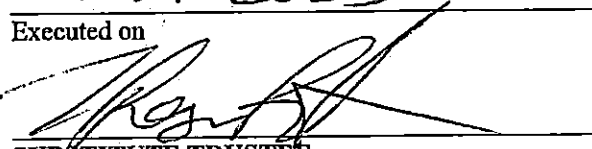
Wells Fargo USA Holdings, Inc.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., or AWEST OR Agency Sales and Posting LLC, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Auction.com LLC or Xome Inc. and Tejas Corporate Services, LLC, or Martha Rossington, T. Reynolds Rossington, OR Kevin Key or Jay Jacobs OR Violet Nunez, Daniel McQuade, Marcela Cantu, Jacqueline Hughes, or Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker or Brian Hooper, Mike Jansta, or Mike Hayward, as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

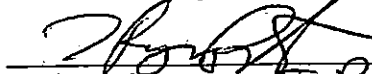
07/31/2025
Executed on

/s/Kirk Schwartz
James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Justin Ritchie, Esq.
Jeffrey Kramer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

7-31-2025
Executed on

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Agency Sales and Posting LLC or Auction.com LLC
or Martha Rossington, T. Reynolds Rossington, OR
Kevin Key or Jay Jacobs
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is T Reynolds Rossington and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on July 31st 2025 I filed at the office of the Blanco County Clerk and caused to be posted at the Blanco County courthouse this notice of sale.


Declarant's Name: T Reynolds Rossington
Date: 7-31-2025