

VG-371-2024-29

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 29

Foreclosure Posting

Recorded On: October 02, 2024 10:15 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: 29
Receipt Number: 20241002000007
Recorded Date/Time: October 02, 2024 10:15 AM
User: Sheila M
Station: cclerk02

Record and Return To:

HAYDEN & CUNNINGHAM, PLLC



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 FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All the real property described in the below described recorded Deed of Trust, including but not necessarily limited to:

BEING LOT NO. 207, A FINAL PLAT OF MAJESTIC HILLS RANCH PHASE TWO, A SUBDIVISION IN BLANCO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGES 277-286, PLAT RECORDS OF BLANCO COUNTY, TEXAS.

SAVE AND EXCEPT ALL OIL, GAS, AND OTHER MINERALS IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY RESERVED IN WARRANTY DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

The real property or its address is commonly known as 207 Majestic Hills Dr, Blanco, Texas 78606.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **NOVEMBER 5, 2024**

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust, dated July 13, 2020, executed by Robert Jon Pitts and recorded on July 17, 2020, as Document No. 202505, Official Records of Blanco County, Texas.

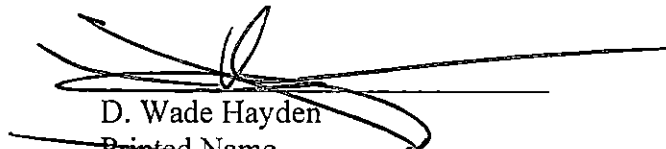
5. Obligations Secured. The deeds of trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$144,000.00, executed by Robert Jon Pitts, and payable to the order of Texas Regional Bank, and all other sums of indebtedness permitted by the deed of trust. Texas Regional Bank is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as one of the Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.

DATED September 30, 2024.

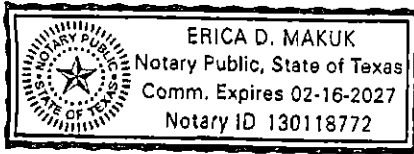

D. Wade Hayden
~~Printed Name~~
Substitute Trustee
Hayden & Cunningham, PLLC
7750 Broadway
San Antonio, Texas 78209

STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared D. Wade Hayden, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30TH day of September 2024.



Erica D. Makuk
Notary Public, State of Texas