

FILED

3:09pm
DEC 15 2025

Notice of Substitute Trustee's Sale

Date: January 6, 2026

Substitute Trustee: Jeff "Marty" Barnhill or Shelly Manning or Shalia Manning

Lender: Markus Colten Manning

Note: Original principal sum of \$27,000.00, executed by Brian Bisor and Timolin Bass to Markus Colten Manning

AMY KAISER
CLERK COUNTY COURT
LEON COUNTY, TEXAS

Deed of Trust

Date: August 2, 2021

Grantor: Brian Bisor and Timolin Bass

Lender: Markus Colten Manning

Information:

That certain Deed of Trust dated August 2, 2021 executed by Brian Bisor and Timolin Bass to Mark Manning, Trustee for Markus Colten Manning, recorded as Instrument No. 2021-00445097, Official Public Records of Leon County, Texas.

Property:

TRACT 1: 1.00 ACRES of land, more or less, in the RAMON DE LA GARZA SURVEY, A-8, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "A".

TRACT 2: NON-EXCLUSIVE USE OF A SIXTY FOOT WIDE ROAD EASEMENT in the RAMON DE LA GARZA SURVEY, A-8, in Leon County, Texas, as more fully described by metes and bounds in a copy on the survey field notes attached hereto as EXHIBIT "B".

County: Leon County, Texas

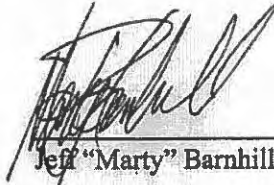
Date of Sale (first Tuesday of month): January 6, 2026

Time of Sale: 10:00 AM, or within three hours thereafter.

Place of Sale: South Entrance to the Leon County Courthouse, 130 West St Marys St., Centerville, Texas 75833 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Mark Manning is the Trustee under the Deed of Trust. Lender has appointed Jeff "Marty" Barnhill or Shelly Manning or Shalia Manning as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee(s) to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee(s) will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Jeff "Marty" Barnhill, Substitute Trustee

NOTICE TO ACTIVE 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 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.