

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 18, 2021	Original Mortgagor/Grantor: MIKE BONNET AND TERRI BONNET
Original Beneficiary / Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION
Recorded in: Volume: N/A Page: N/A Instrument No: 21 08129	Property County: LLANO
Mortgage Servicer: Cenlar FSB	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

* 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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$84,000.00, executed by MIKE BONNET AND TERRI BONNET and payable to the order of Lender.

Property Address/Mailing Address: 1100 E Wallace St, Llano, TX 78643

Legal Description of Property to be Sold: BEING LOT NO. ONE (1) AND THE WEST EIGHT AND 15/100 FEET (W 8.15') OF LOT NO. TWO (2), BLOCK NO. TWENTY (20), BARLER'S ADDITION TO THE TOWN OF LLANO, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME N, PAGE 640, DEED RECORDS OF LLANO COUNTY, TEXAS.

Date of Sale: January 6, 2026	Earliest time Sale will begin: 10:00 AM
--------------------------------------	--

Place of sale of Property: THE SOUTH DOOR OF THE LLANO COUNTY COURTHOUSE ON THE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SECURITY SERVICE FEDERAL CREDIT UNION*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SECURITY SERVICE FEDERAL CREDIT UNION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

**FORECLOSURE
FILED FOR POSTING**

Cecilia McCintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *Cmctock* -DEPUTY
DATE 11-13-2025
TIME 1:15 pm

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

/s/Joseph Vacek

Joseph Vacek

Attorney for Cenlar Federal Savings Bank

State Bar No.: 24038848

jvacek@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

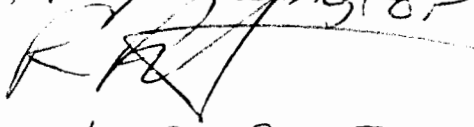
PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

Posted by: Rayn Bassington

11-13-2025