

original

FORECLOSURE
FILED FOR POSTING

Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY V. Baker DEPUTY
DATE 9/15/2025
TIME 9:40A

3223 DOUGLAS DRIVE
HORSESHOE BAY, TX 78657

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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: October 07, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE LLANO COUNTY COURTHOUSE ON THE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 12, 2011 and recorded in Document VOL 1532 PAGE 3390 real property records of LLANO County, Texas, with DELLA DEBBAS A SINGLE WOMAN, grantor(s) and AMERICAN BANK OF TEXAS, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DELLA DEBBAS A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$172,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FIRST UNITED BANK AND TRUST COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK AND TRUST COMPANY
3930 DALLAS PARKWAY
PLANO, TX 75093



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.

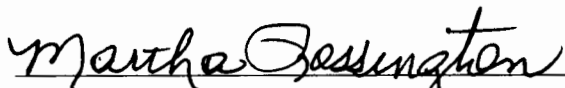
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARTHA ROSSINGTON, T. REYNOLDS ROSSINGTON, LINDA J. REPPERT OR HOWARD WHITNEY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is MARtha ROSSINGTON, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-15-2025 I filed at the office of the LLANO County Clerk and caused to be posted at the LLANO County courthouse this notice of sale.



Declarants Name: MARtha ROSSINGTON

Date: 9-15-2025

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LLANO

EXHIBIT "A"

BEING LOT NO. 3049A, HORSESHOE BAY APPLEHEAD, A SUBDIVISION LOCATED IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, ACCORDING TO PLAT NO. 3.33, RECORDED IN VOLUME 6, PAGE 62, PLAT RECORDS OF LLANO COUNTY, TEXAS.