

*original*

FORECLOSURE  
FILED FOR POSTING

*Cecilia McClintock*  
COUNTY CLERK, LLANO COUNTY, TEXAS  
BY *C Spratten* DEPUTY  
DATE *9/25/2025*  
TIME *10:05am*

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Martha Rossington, T. Reynolds Rossington, Agency  
Sales and Posting LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX06000016-25-2

APN R000073788

TO No 250053833

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 15, 2018, WAYLON C. TINSLEY AND WIFE, KRISTY TINSLEY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL L. RIDDLE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMCAP MORTGAGE, LTD., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$188,061.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on June 26, 2018 as Document No. 18-04036 in Book 1581, on Page 4214 and that said Deed of Trust was modified by Modification Agreement and recorded October 2, 2018 as Instrument Number 18-06291 and that said Deed of Trust was modified by Modification Agreement and recorded May 13, 2022 as Instrument Number 22 04150 and that said Deed of Trust was modified by Modification Agreement and recorded May 31, 2024 as Instrument Number 24 02989 and that said Deed of Trust was modified by Modification Agreement and recorded March 25, 2025 as Instrument Number 25 01580 in Llano County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000073788

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Martha Rossington, T. Reynolds Rossington, Agency Sales and Posting LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 2, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Llano County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The south door of the Llano County Courthouse located at 801 Ford Street, Llano, Llano County, Texas, which designated area is more particularly described in the Llano County Commissioners Court Minutes recorded in Volume 1184, Page 885, in the Official Real Property Records of Llano County, Texas, or any other area which has been designated by the Llano County Commissioners Court as the area for foreclosures to take place.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 25 day of September, 2025



By: Martha Rossington, T. Reynolds Rossington, Agency Sales and Posting LLC  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and  
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

**FRED L. THOMPSON & ASSOCIATES**

P. O. BOX 74 LLANO, TEXAS 78643-0074

325-247-4510 (O) 325-247-1043 (F)

FIRM Registration #: 100502-00

(PAGE 2 OF 2)

**FIELD NOTES OF 1.55 ACRES OF LAND IN LLANO COUNTY, TEXAS.**

BEING 1.55 ACRES OF LAND IN LLANO COUNTY, TEXAS, OUT OF THE THE H.W. JAEGER SURVEY NO. 616, ABST. NO. 436, PART OF THOSE TWO CERTAIN TRACTS OF LAND DESCRIBED AS TRACT NO. ONE, 10.473 ACRES, AND TRACT NO. TWO, TWO ACRES, IN A DEED TO TOMMY WADE TINSLEY, RECORDED IN VOLUME 632, PAGE 57, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in a high fence in the occupational east line of Llano County Road No. 226A, in the south line of that certain tract of land described as 60.186 acres in a deed to James O'Brien and Janet O'Brien recorded in Volume 820, Page 255, L.C.O.P.R., for the northwest corner of the Tinsley Tract No. One and the northwest corner hereof, from which a 3" iron pipe fence post found at the end of the fence lies N 89° 06' 22" W 4.39 feet;

THENCE along the south line of the O'Brien tract, the north line of the Tinsley Tract No. One, and generally with the fence, N 89° 06' 22" E at 396.97 feet pass the end of the high fence, continuing with a wire fence a total distance of 1194.40 feet to a 1/2" iron rod found on the north side of an 8" cedar gate post, in a west line of a lane, part of that certain tract of land described as 52.541 acres in a deed to Douglas R. Connally and Anita L. Connally, recorded in Volume 568, Page 752, L.C.O.P.R., for the southeast corner of the said O'Brien tract, the northeast corner of the Tinsley Tract No. One and the northeast corner hereof;

THENCE along the west line of said Connally tract, with the east line of the Tinsley Tract No. One, S 01° 43' 20" E 30.00 feet to a 1/2" iron rod set in the fence for the easterly southeast corner hereof, from which a 1/2" iron rod found on the south side of a 3" iron pipe post, in the occupational north line of Llano County Road No. 226 for a south corner of the Connally tract and the southeast corner of the Tinsley Tract No. One lies S 01° 43' 20" E 460.94 feet, from which a pk nail found in County Road 226 for a southerly corner of a 153.82 acre tract of record in Volume 1553, Page 1049, L.C.O.P.R. lies S 88° 45' 37" E 1707.62 feet and from there a 1/2" iron rod found for the northeast corner of the H.W. Jaeger Survey, same being the northwest corner of the J.S. Bechshoff Survey No. 615, Abst. No. 69 lies N 00° 24' 23" E (Basis of Bearing) 2448.52 feet;

THENCE over and across the Tinsley Tract No. One, S 89° 06' 22" W 898.60 feet to a 1/2" iron rod set in a fence for an interior corner hereof, and S 00° 24' 09" W 145.79 feet to a 1/2" iron rod set for the southerly southeast corner hereof;

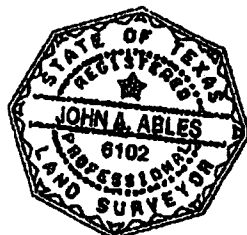
THENCE N 85° 19' 14" W, along and with the fence, crossing the south line of the Tinsley Tract No. One, same being the occupational north line of the Tinsley Tract No. Two, a distance of 200.80 feet to a 3" iron pipe post found in the occupational east line of Llano County Road 226A for the southwest corner hereof;

THENCE N 02° 20' 55" W 7.81 feet to a 3" iron pipe post found in the occupational east line of County Road 226A, on or near the more westerly southwest corner of the Tinsley Tract No. One, called to be the northwest corner of the Tinsley Tract No. Two in a Survey done by E.H. Lanning dated Jan. 29, 1968, and attached as "Exhibit A" in the above said Tinsley deed;

THENCE with the occupational east line of Llano County Road No. 226A and the west line of the Tinsley Tract No. One, N 32° 55' 38" W 175.11 feet to the POINT OF BEGINNING and containing 1.55 acres more or less as occupied and found on the ground on the date of this Survey, Surveyed by Fred L. Thompson & Associates under the supervision of John A. Ables, R.P.L.S. No. 6102.

All 1/2" iron rods set have a red plastic cap inscribed "FLTASSOC". This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof.

I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision on the 27<sup>th</sup> day of April, 2018. Witness my hand and seal this the 4<sup>th</sup> day of May, 2018.



John A. Ables, R.P.L.S. #6102  
P. O. Box 74, Llano, TX 78643

18031501 Copyright 2018  
Fred L. Thompson & Associates