

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/30/2023	<b>Grantor(s)/Mortgagor(s):</b> J. TAYLOR CUSTOM HOMES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR DEEPHAVEN MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Ibis Holdings A Trust
<b>Recorded in:</b> Volume: N/A Page: N/A <b>Instrument No:</b> 23 03768	<b>Property County:</b> LLANO
<b>Mortgage Servicer:</b> NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
<b>Date of Sale:</b> 2/3/2026	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> 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. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** PLEASE SEE ATTACHED EXHIBIT "A".

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for 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, Martha Rossington or T. Reynolds Rossington, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 12/29/2025

*Myra*

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: *12-30-2025*

Printed Name: *T. Reynolds Rossington*

Substitute Trustee  
c/o ServiceLink Auction  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-122882-POS  
Loan Type: Business Purpose Loan

**FORECLOSURE  
FILED FOR POSTING**  
**Cecilia McClintock**  
**COUNTY CLERK, LLANO COUNTY, TEXAS**  
**BY *C. Spratlin* DEPUTY**  
**DATE *12-30-2025***  
**TIME *12:01PM***

**EXHIBIT "A"**

BEING 0.28 ACRES, MORE OR LESS, OUT OF THE J.G. PFEUFFER SURVEY NO. 1, ABSTRACT NO. 594, SITUATED IN LLANO COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS 12,025 SQUARE FEET IN A WARRANTY DEED DATED MAY 1, 1958, FROM SHIRLEY WILLIAMS TO CHAUNCY V. KORN AND IDA MAE KORN, OF RECORD IN VOLUME 89, PAGE 108, DEED RECORDS OF LLANO COUNTY, TEXAS, SAID 0.28 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the Eastern Right of Way line of Legion Loop, at the Northwest corner of a tract of land called 11,750 square feet in a Special Warranty Deed from Omalene Garon to Patricia Collins, of record in Volume 1525, Page 22, Official Public Records of Llano County, Texas, for the Southwest Corner hereof, WHENCE a 1/2" iron rod found for reference in the Eastern Right of Way line of said Legion Loop bears S 01°48'38" E, a distance of 99.84 feet;

THENCE N 01°48'38" W, With the Eastern Right of Way line of said Legion Loop, a distance of 50.09 feet to a 1/2" iron pipe found at the Southwest corner of a tract of land called 0.567 acres in a Special Warranty Deed Mary E. Jones Trustee of the Charles E. Jones Family Trust to Mary E. Walsh, of record in Volume 1245, Page 540, Official Public Records of Llano County, Texas, for the Northwest corner hereof;

THENCE N 89°42' 15" E, with the Southern boundary line of said Walsh tract, a distance of 244.35 feet to a drill hole found in a retaining wall along the shoreline of lake Lyndon B. Johnson, for the Southeast corner of said Walsh tract and the Northeast corner hereof;

THENCE S 08°48'59" W, with the Eastern boundary line hereof, a distance of 50.71 feet to a 1/2" iron rod set with plastic cap stamped "Cuplin" at the Northeast corner of said Patricia Collins tract for the Southeast corner hereof;

THENCE S 89°42' 15" W, with the Northern boundary line of said Collins tract, a distance of 235.00 feet to the POINT OF BEGINNING and calculated to contain 0.28 acres.