

NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: October 21, 2005
 Grantor: Jack Eugene Maxcy and Paula Ann Schwede Maxcy
 Trustee: Martha Feigenbaum
 Beneficiary: Marian C. Bloss
 County Where Property is Located: Llano County, Texas
 Recording Information: Volume 1334, Pages 689-696 of the Official Public Records of Llano County, Texas

NOTE:

Date: October 21, 2005
 Amount: \$90,000.00
 Debtor: Jack Eugene Maxcy and Paula Ann Schwede Maxcy
 Holder: Marian C. Bloss

FORECLOSURE
 FILED FOR POSTING
Cecilia McClintock
 COUNTY CLERK, LLANO COUNTY, TEXAS
 BY *CSpratt* DEPUTY
 DATE *12-11-2025*
 TIME *11:45am*

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Martha Rossington or T. Reynolds Rossington
 Date of Sale: February 3, 2026
 Time of Sale: 10:00 a.m. – 1:00 p.m.

PLACE OF SALE: In Llano County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place, the South door of the Llano County Courthouse on the steps or as designated by the County Commissioner's Office, and the terms of the proposed sale will be for cash to the highest bidder.

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is the Beneficiary of the

Deed of Trust, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.



Martha Rossington or T Reynolds
Rossington, Substitute Trustee

EXHIBIT A**LEGAL DESCRIPTION**

Property (Exhibit A)--Being 2.46 acres out of the south part of Lot No. 60, Deer Hills, Unit 1, being out of the Matthias Mueller Survey No. 50, Abstract No. 525 and being shown on the official plat of Deer Hills, Unit 1, recorded in Vol. 2, Pg. 39 of the Llano County Plat Records, and being out of and a part of that certain tract described as "Tract 1" in a Deed to Marian Charity Bloss, recorded in Vol. 974, Pg. 294 of the Llano County Official Public Records, more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.