

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Substitute Trustee's Sale

Date: February 9, 2021

Substitute Trustee: James A. Reed

Substitute Trustee's Address: 4131 Spicewood Springs Road, Bldg. G-2
Austin, Texas 78759
(512) 580-5010

FORECLOSURE
FILED FOR POSTING
Marci Hodder
COUNTY CLERK, LLANO COUNTY, TEXAS
BY A. J. Jotisch DEPUTY
DATE 2-9-2021
TIME 1:24 PM

Lender: Adelaida Annabella Chan

Note: Date: December 23, 2019

Original principal amount: \$90,000.00

Borrower: Kevin Woodworth and Angela Woodworth

Lender: Adelaida Annabella Chan

Deed of Trust

Date: December 23, 2019

Grantor: Kevin Woodworth and Angela Woodworth

Lender: Adelaida Annabella Chan

Recording information: Instrument No. 19 07909, Official Public Records of Llano County, Texas.

Property: Known locally as 609 W. Sandstone Street, Llano, Texas, consisting of:

Tract I: Being Lot Nos. Three (3), Four (4), Five (5), and Six (6), SAVE AND EXCEPT the West five (5) feet of Block No. Six (6), Letcher's Addition to the City of Llano, Llano County, Texas, as shown on the plat recorded in Volume J, Page 636, Deed Records of Llano County, Texas.

Tract II: Being all of Lot Nos. Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12); and part of Lot Nos. One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), of Block No. Four (4), Letcher's Addition to the City of Llano, Llano County, Texas, as shown on the Plat recorded in Volume J, Page 636, Deed Records of Llano County, Texas; and part of Block C, Central Park Addition, City of Llano, Llano County, Texas, as shown on the Plat recorded in Volume T, Page 352, Deed Records of Llano County, Texas; said fractional portion of Lot Nos. One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) being approximately 0.60 acres as more fully described on Exhibit "A" attached to that certain deed to Kevin Woodworth and Angela Woodworth recorded as Instrument No. 19 05909, Official Public Records of Llano County, Texas.

Any and all previously or subsequently vacated alleys and streets abutting the Property, easements, rights, appurtenances, rents, leases, royalties, minerals, oil and gas rights and profits, water, water rights, and water stock appurtenant to the Property.

All other interests of every kind and character which the Deed of Trust Grantor now had or subsequently acquired in and to the Property, including all other items of property and rights described in the Deed of Trust.

County: Llano County, Texas

Date of Sale (first Tuesday of month): March 2, 2021

Time of Sale: 10:00 a.m.

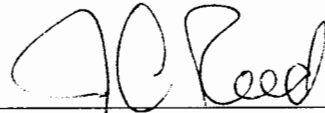
Place of Sale: At the south door of the Llano County Courthouse as designated by the Commissioner's Court of Llano County for holding foreclosure sales in Llano County, Texas.

I, James A. Reed, have been appointed as Substitute Trustee pursuant to the terms of the Deed of Trust. Borrower has defaulted under the terms of the Note and the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, I as Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, subject to all prior liens, and "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR ANY PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section §51.016 of the Texas Property Code.

Notice in Accordance with Texas Property Code §51.002 (i)

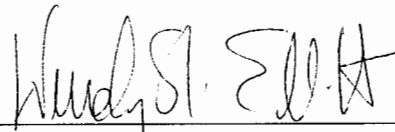
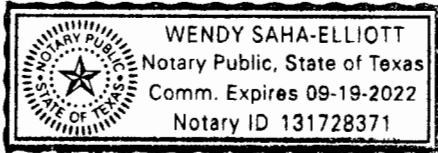
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



James A. Reed

STATE OF TEXAS §
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on February 9th, 2021, by James A. Reed.



Notary Public, State of Texas
My commission expires: 9/19/22