

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FILED ^{FORECLOSURE} FOR POSTING

STATE OF TEXAS §
COUNTY OF LLANO §

Marci Hadelee
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *Jon Farr* DEPUTY
DATE 8-2-2022
TIME 1:25

DEED OF TRUST:
Date: August 3, 2017
Grantor: Dennis W. Steele and Penny Steele
Original Beneficiary: Grand Bank of Texas
Trustee: Mickey C. Powell
Recording Info: Vol. 1575 Page 1122 of the Real Property Records of Llano County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Richard H. Hester and/or Kelly Goddard and/or David Garvin and/or Mark Cummings and/or Dick Veters and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof.

DATE OF SALE: Tuesday, September 6, 2022
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Llano County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Llano County Courthouse, or, if there is no such entrance, then at the west wall of the Llano County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: July 27, 2022

Richard Hester
Richard H. Hester and/or Kelly Goddard and/or David Garvin and/or Mark Cummings and/or Dick Veters and/or Bruce M. Badger and/or Travis C. Badger Substitute Trustee

PREPARED BY:
BADGER LAW ^{PLLC}
3400 Ave. H, Second Floor
Rosenberg, TX 77471



**SEARCHERS
LAND SURVEYING, LLC**

MASON | BERTRAM

P.O. BOX 828 MASON, TEXAS 76854 | 817-247-7489 | TOLL FREE 817-938-6666
P.O. BOX 1208 BERTRAM, TEXAS 76808 | 817-247-9810 | TOLL FREE 817-942-1111
SEARCHERSLLC.COM

LEGAL DESCRIPTION: Being 19.050 acres of land out of the F.S. Shackleford Survey No. 132, Abstract No. 744 in Llano County, Texas and being the remaining portion of that certain 35.00 acre tract described in Volume 1343, Page 363 of the Official Public Records of Llano County, Texas; Said 19.050 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in October 2016:

BEGINNING at a 1/2 inch iron rod with cap marked "DL POTTER 1754" found in the occupied southeast line of County Road 316 and the northwest line of that certain 27.1 acre tract described in Volume 112, Page 107 of the Deed Records of Llano County, Texas, for the south corner of that certain 25.67 acre tract described in Volume 1516, Page 3536 of said Official Public Records, the east corner of said 35.00 acre tract, and the east corner hereof, and from which a 3/8 inch iron rod found bears North 15°35'06" East a distance of 14.54 feet;

THENCE along the southeast line of said County Road 316 and the northwest line of said 27.1 acre tract, the following 3 courses:

1. South 15°38'01" West a distance of 398.34 feet to a 4 inch pipe fence corner post found;
2. South 27°31'13" West a distance of 194.09 feet to a 4 inch pipe fence corner post found;
3. South 48°36'21" West a distance of 614.38 feet to a 6 inch pipe fence corner post found for the south corner of said 35.00 acre tract, the southeast corner of that certain 37.80 acre tract described in Volume 970, Page 156 of said Official Public Records, and the southwest corner hereof;

THENCE North 26°50'33" West a distance of 782.12 feet crossing said County Road 316, along the east line of said 37.80 acre tract and the west line of said 35.00 acre tract to a 1/2 inch iron rod set for the southwest corner of that certain 16.000 acre tract described in Volume 1562, Page 4869 of said Official Public Records, and from which a 1/2 inch iron rod with cap marked "CUPLIN 5938" found (moved from its original position) bears South 26°50'33" East a distance of 2.90 feet and a 3/8 inch iron rod found for the northwest corner of said 35.00 acre tract and the northwest corner of said 16.000 acre tract bears North 26°50'33" West a distance of 1151.78 feet;

THENCE North 33°19'45" East a distance of 955.80 feet crossing said 35.00 acre tract along the southeast line of said 16.000 acre tract to a 1/2 inch iron rod set in the northeast line of said 35.00 acre tract and the southwest line of said 25.67 acre tract, for

the east corner of said 16.000 acre tract, and from which a 1/2 inch iron rod found (as set in error by Cuplin & Associates for the southeast corner of said 16.000 acre tract) bears North 33°19'45" East a distance of 6.22 feet and a concrete monument found for the northeast corner of said 35.00 acre tract bears North 42°16'36" West a distance of 701.65 feet;

THENCE South 42°16'36" East a distance of 722.33 feet along the northeast line of said 35.00 acre tract and the southwest line of said 25.67 acre tract, crossing said County Road 316, to the POINT OF BEGINNING containing 19.050 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas Central Zone 4208 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: October 20, 2016
Job# 16-1684

