

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF LLANO

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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.

1. **PROPERTY TO BE SOLD AS DESCRIBED IN THE DEED OF TRUST:**

BEING A 0.281 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE J.C. RAGSDALE LEAGUE AND LABOR SURVEY NO. 219, ABSTRACT NO. 614, IN THE CITY OF LLANO COUNTY, TEXAS; SAID 0.281 ACRE TRACT BEING MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

(hereinafter the "Property")

2. **INSTRUMENT TO BE FORECLOSED:**

That certain Construction Loan Deed of Trust, Security Agreement and Financing Statement dated October 4, 2022 executed by STURDEVANT CUSTOM HOMES, LLC as Grantor, in JEFFERSON BANK, as Lender, and recorded in the Real Property Records of Llano County as Document No. 22-07950 ("Deed of Trust"),

FORECLOSURE
FILED FOR POSTING

Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS

3. **DATE, TIME, AND PLACE OF SALE:**

BY K. Baker DEPUTY

Date: Tuesday, May 6, 2025

DATE 4-14-2025

TIME 10:55 A

Time: The sale will begin no earlier than 1:00 P.M. or no later than three

(3) hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The sale will take place at the **LLANO COUNTY COURTHOUSE SOUTH DOOR** or in the location designated by the Commissioner's Court of said county for conducting foreclosure sales in Llano County, Texas.

In the event that the beneficiary decides to postpone, withdraw, or reschedule the foreclosure for another day, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The re-posting or re-filing may be after the date originally scheduled for this sale.

4. TERMS OF SALE:

The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust and appearing of record in the Official Public Records of Llano County, Texas. Prospective bidders are reminded

that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust including any unpaid ad valorem taxes and any mechanic's and/or materialmen's liens which prime the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only a part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property shall be sold **"AS IS"** and **"WHERE IS"** with no representations or warranties, either expressed or implied, except as to the warranties of title, if any, provided for under the Deed of Trust. The sale expressly excludes any warranty of merchantability or fitness for a particular use. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Property will be sold subject to any unpaid *ad valorem* taxes and any other prior liens. Any purchaser is urged to determine the unpaid balance, if any, of the *ad valorem* taxes and any prior liens

owing on the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any substitute trustee.

5. TYPE OF SALE:

The sale is a non-judicial Deed of Trust lien and foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by *Sturdevant Custom Homes, LLC*.

6. OBLIGATION SECURED:

The Deed of Trust provides that it secures the payment of the indebtedness and all obligations described therein, including, but not limited to a Promissory Note in the amount of \$199,600.00 dated October 4, 2022 (as renewed, extended, and/or otherwise modified from time to time) by that certain First Loan Renewal, Extension, and Modification Agreement dated October 23, 2023, Second Loan Renewal, Extension, and Modification Agreement dated February 23, 2023, and Third Renewal, Extension and Modification Agreement dated effective August 23, 2024 between Sturdevant Custom Homes LLC, and payable to JEFFERSON BANK. JEFFERSON BANK is the current holder of the described obligations by virtue of its direct ownership or capacity as servicer and is the named beneficiary under the Deed of Trust.

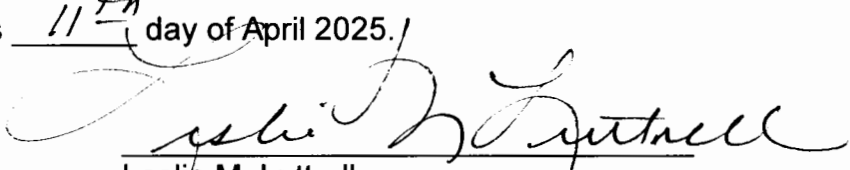
Questions concerning the sale may be directed to the following:

Leslie M. Luttrell
Morris E. "Trey" White III, *Of Counsel*
100 NE Loop 410, Suite 615
San Antonio, Texas 78216
Telephone: 210.426.3600
luttrell@lclawgroup.net
twhite@lclawgroup.net

7. DEFAULT AND REQUEST TO ACT:

Default has occurred under the Deed of Trust and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

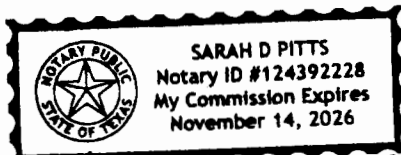
WITNESS MY HAND this 11th day of April 2025.


Leslie M. Luttrell
Substitute Trustee

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Leslie M. Luttrell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of April 2025.



My commission expires: 11/14/2026


Notary Public, State of Texas

Exhibit A

Page 1 of 2 pages

FIELD NOTES DESCRIBING 0.281 OF AN ACRE OF LAND IN THE CITY OF LLANO, LLANO COUNTY, TEXAS.

BEING 0.281 OF AN ACRE OF LAND OUT OF THE J. C. RAGSDALE SURVEY NO. 219, ABST. NO. 614, IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS EXHIBIT "B", TRACT 1, 0.38 OF AN ACRE, SAVE & EXCEPT A 12 FOOT WIDE STRIP OFF THE NORTH END, IN A DEED TO SONYA HALLIBURTON, RECORDED IN VOLUME 1521, PAGE 2601, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), SAID 0.281 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the south line of East Brown Street, and in the south line of that certain tract of land described as a 12 foot wide strip in a deed to the City of Llano, recorded in Volume 79, Page 399, Llano County Deed Records (L.C.D.R.), for the northeast corner of that certain tract of land described as 0.3807 of an acre in a deed to Frederick W. Dieter, Jr., and Jo Evelyn Dieter, recorded in Volume 1534, Page 2017, L.C.O.P.R., the northeast corner of that certain tract of land described as Exhibit "B", Tract 2, 0.05 of an acre, S&E 12 foot wide strip off the north end, as called for in said Halliburton deed, the northwest corner and POINT OF BEGINNING hereof, from which a ½" iron rod found (capped "FLTASSOC") in the south line of East Brown Street, in the north line of said Dieter tract, and in the south line of said City of Llano 12 foot wide strip, for the northwest corner of said Halliburton Tract 2, lies N 80°43'57" W 8.79 feet;

THENCE S 80° 43'57" E 48.56 feet to a ½" iron rod set in the south line of East Brown Street, in the south line of said City of Llano 12 foot size strip, and in the northerly extension of a chain link fence, for the northwest corner of an 0.099 of an acre tract of land, surveyed this date, and the northeast corner hereof;

THENCE over and across said Halliburton Tract 1, S 07°48'12" W, at 6.40 feet pass a chain link fence post, continuing with the fence for 195.72 feet, leaving the fence and continuing with a southerly extension of said fence, a total distance of 237.12 feet to a ½" iron rod set in the north line of Lot 9, Block 25, Oatman's Addition, a subdivision located in the City of Llano, Llano County, Texas, according to the plat thereof, recorded in Volume 46, Page 618, L.C.D.R., and in the south line of said Halliburton Tract 1, for the southwest corner of said 0.099 of an acre tract surveyed this date, and the southeast corner hereof, from which a ½" iron rod found (capped "FLTASSOC") for the northeast corner of said Lot 9, lies S 81°15'34" E 6.21 feet, and from there, a ½" iron rod found (capped "FLTASSOC") in the occupational north line of Green Street, a 60 foot wide right of way of record in Volume 46, Page 618, L.C.D.R., for the southeast corner of said Lot 9, lies S 00°40'18" E 77.19 feet;

THENCE, with the north line of said Oatman's Addition, N 81°15'34" W 54.62 feet to a ½" iron rod found (capped "FLTASSOC") by a fence corner post in the north line of Lot 10, said Oatman's Addition, for the southeast corner of said Dieter tract, the southeast corner of said Halliburton Tract 2, the southwest corner of said Halliburton Tract 1, and the southwest corner hereof, from which a ½" iron rod found (capped "FLTASSOC") in the north line of Lot 11, said Oatman's Addition, and in the south line of said Dieter tract, lies N 81°15'34" W 62.77 feet;

THENCE, with the east line of said Dieter tract, the east line of said Halliburton Tract 2, the west line of said Halliburton Tract 1, and generally with the fence, N 09°16'06" E 237.55 feet to the POINT OF BEGINNING hereof, and containing an area of 0.281 of an acre, more or less, as surveyed by Fred L. Thompson & Associates under the supervision of John A. Ables R.P.L.S. No. 6102.

Basis of Bearing for this tract is State Plane Coordinate System, Texas Central Zone 4203. Distances are Grid. CSF=0.9998453059. All 1/2" iron rods set have a red plastic cap inscribed "FLTASSOC".

Fred L. Thompson

& Associates

111 W. Main St.
P.O. Box 74
Llano, TX 78643

Llano, TX 78643
 Ft (225) 247-4510

Fi (DPS) 247-1041

Report Survey 9000
Form 2-10-2000



1 1/2" IRON ROD FOUND
 1 1/2" IRON ROD SET W/
 RED CAP, "FLT ASSOC"
 1 CAPPED IRON ROD FOUND
 RED CAP, "FLT ASSOC"
 1 WATER METER
 1 CHAIN LINK PNC. POST
 X — WIRE FENCE
 — CHAIN LINK FENCE
 1 RECORD INFORMATION
 BUILDINGS
 P.O.B. POINT OF BEGINNING

J. C.
RAGSDALE

FREDERICK W. DIETER, JR.
 & JO EVELYN DIETER
 0.3807 AC.
 1534/2017 L.C.O.P.R.

**SURVEY
NO. 219**

ABST.
NO. 614

BATMAN'S ADDITION

LOT 10
GERALD T. LOWERY
ALL OF FRACTIONAL
LOTS 9-12
1478/177 L.C.O.P.R.

GREEN STREET
(60' R.O.W. 46/518 L.C.D.R.)

SUBJECT TO:
LLANO COUNTY OSSF:
1580/4537 L.C.O.P.R.
ZONING, REGULATIONS, RULES,
AND ORDINANCES OF THE
CITY OF LLANO, LLANO
COUNTY, TEXAS

TITLE SURVEY
OFF: 2018112360L-LL
TITLE CO: HIGHLAND LAKES TITLE COMPANY
BUYER: JUAN CARLOS CASTILAN

I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 20th DAY OF DECEMBER, 2018, WITHIN MY HAND AND SEAL THIS THE 31st DAY OF DECEMBER, 2018.

JOHN A ABLES R.P. 15. 16102

FLOOD INFORMATION:
THE SUBJECT PROPERTY DEPICTED
HEREIN DOES NOT LIE WITHIN A
SPECIAL FLOOD HAZARD AREA AS
SHOWN ON F.E.M.A.'S FLOOD
INSURANCE RATE MAP No.
48298C8310C
EFFECTIVE DATE: MAY 2, 2012

COPYRIGHT 2018 FRED L. THOMPSON AND ASSOCIATES

PHYSICAL ADDRESS: EAST BROWN STREET, LAMAR, TEXAS, 78843
LEGAL DESCRIPTION: TWO TRACTS OF LAND, BEING 0.3811 OF AN
ACRE, PART OF AN ACRE, OUT OF THE 1936-1937 SURVEY
NO. 218, ABSTRACT NO. 814, IN THE CITY OF LAMAR, COUNTY
OF TEXAS, BEING ALL OF THAT CERTAIN TRACT LAND DESCRIBED AS
EXHIBIT "B", TRACT 1, 0.38 OF AN ACRE, SAVE & EXCEPT A 12
FOOT WIDE STRIP OFF THE NORTH END, IN A BEEDS TO SOMTA
HALLIBURTON, RECORDED IN VOLUME 1521, PAGE 3091, LAMAR
COUNTY OFFICIAL PUBLIC RECORDS.
FILED: 12/20/18 181 G1A1 CR DATED: 12/27/18
PT. REG. 10826 181 G1A1 PAGE 3 OF

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