

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF LLANO

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FORECLOSURE
FILED FOR POSTING*Cecilia McLintock*

COUNTY CLERK, LLANO COUNTY, TEXAS

BY *K. Baker* DEPUTYDATE *5/12/2025*TIME *2:45p*

DEED OF TRUST:

Date: October 13, 2021
 Grantor: Everett Ray Allen and Gloria Allen
 Original Beneficiary: BancorpSouth Bank
 Trustee: Charles J. Pignuolo
 Recording Info: Clerk's File No. 21-09958 of the Real Property Records of Llano County, Texas

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

SUBSTITUTE TRUSTEE: Richard Hester and/or Mark Cummings and/or Jason West and/or Matthew Johnson and/or Nicole Correa and/or David Garvin 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 for all purposes.

DATE OF SALE: Tuesday, June 3, 2025
 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: May 12, 2025

Richard Hester

Richard Hester and/or Mark Cummings
 and/or Jason West and/or Matthew
 Johnson and/or Nicole Correa and/or
 David Garvin 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

EXHIBIT "A"

Being 0.313 acres of land, more or less, situated in the M.M. Hill Survey No. 104, Abstract No. 360, and being out of Lot 204 of Sunrise Beach 2, Unit A, according to the map or plat recorded in Volume 94, Page 15, of the Deed Records of Llano County, Texas, and being that same property described in Deed recorded in Volume 279, Page 409, of said Deed Records of Llano County, Texas, said 0.313 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southwest corner of this 0.313 acres, same being the northwest corner of Lot 203, and on the East Right-of-Way of Winding Way, same also being the POINT OF BEGINNING;

THENCE along the East Right-of-Way of said Winding Way, North 02 degrees 51 minutes 02 seconds West (called North 00 degrees 55 minutes 00 seconds West), a distance of 75.26 feet (called 75.00 feet) to a 3/8 inch iron rod found for the northwest corner of this 0.313 acres, same being the southwest corner of the Russel Eckhardt Tract (Volume 1569, Page 2854);

THENCE along the line common to this 0.313 acres, and said Eckhardt Tract, North 87 degrees 05 minutes 57 seconds East (called North 89 degrees 05 minutes 00 seconds East), a distance of 184.35 feet (called 184.30 feet) to a 3/8 inch iron rod found for the northeast corner of this 0.313 acres, same being the southeast corner of said Eckhardt Tract, and the southwest corner of the Roberts Family Trust Tract (Volume 1588, Page 1057), same also being the northwest corner of the John Maner Tract (Volume 1220, Page 533);

THENCE along the line common to this 0.313 acres, and said Maner Tract, South 01 degrees 31 minutes 48 seconds West (called South 02 minutes 53 minutes 00 seconds West), a distance of 75.31 feet (called 75.20 feet) to a 3/8 inch iron rod found for the southeast corner of this 0.313 acres, same being the southwest corner of said Maner Tract, and on the North line of said Lot 203;

THENCE along the line common to this 0.313 acres, and said Lot 303, South 87 degrees 02 minutes 40 seconds West (called South 89 degrees 05 minutes 00 seconds West), at a distance of 50.68 feet pass a 5/8 inch iron rod found for witness and continuing a total distance of 178.60 feet (called 179.25 feet) to the POINT OF BEGINNING, and containing 0.313 acres of land, more or less.