

Notice of Trustee's Sale

Date: August 7, 2025

Substitute Trustee:

Steve Hurst

Substitute Trustee's Address:

P. O. Box 1540
404 South Avenue M
Marble Falls, TX 78654

Mortgagee: George Richard Grayum, pursuant to an assignment of the Note and Deed of Trust recorded as Instrument No. 25-03078 in the Office Public Records of Llano County, Texas

Note: Note dated July 6, 2018 in the amount of \$40,000.00

Deed of Trust

Date: July 6, 2018

Grantor: Michael J. Byrum and Shannon E. Byrum

Mortgagee: Marian C. Bloss

Recording information: Vol. 1582, Page 1367-1375 in the Official Public Records of Llano County, Texas

Property:

Being a 0.226 acre tract of land, more or less, out of Block C & D of the Ellison Subdivision recorded in Volume 68, Page 490, Deed Records, Llano County, Texas, being more fully described in the deed to Michael J. Byrum and Shannon E. Byrum recorded in Vol. 1585, Page 3785-3786 in the Official Public Records of Llano County, Texas.

County: Llano

Date of Sale (first Tuesday of month): September 2, 2025

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: the South door of the Llano County Courthouse at 801 Forst St., Llano, Texas 78643

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

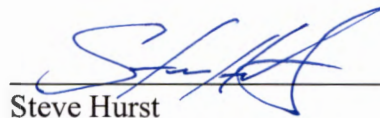
FORECLOSURE
FILED FOR POSTING
Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *CSprater* DEPUTY
DATE *8-11-2025*
TIME *11:15am*

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.

Mortgagee has appointed Steve Hurst as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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



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