

VG-371-2026-17

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 17

Foreclosure Posting

Recorded On: April 14, 2026 08:12 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 17
Receipt Number: 20260414000001
Recorded Date/Time: April 14, 2026 08:12 AM
User: Janice C
Station: Clerk3

Record and Return To:

HORNE & ASSOCIATES PC



STATE OF TEXAS

Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

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.

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF
SUBSTITUTE TRUSTEE**

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.

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

Notice is hereby given that on Tuesday, the 5th day of May 2026; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Blanco County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the South entrance of the Blanco County Courthouse, 101 E. Cypress, Johnson City, Texas 78636.

Date of Deed of Trust: December 30, 2026

Maker: Savoie Investments, LLC

Original Trustee named in Deed of Trust: Tori Cash

Substitute Trustee: L. Scott Horne

Original amount of Secured Indebtedness: \$350,000.00

Original Beneficiary named in Deed of Trust: Trophy Point Investment Group, LLC

Property described in Deed of Trust:

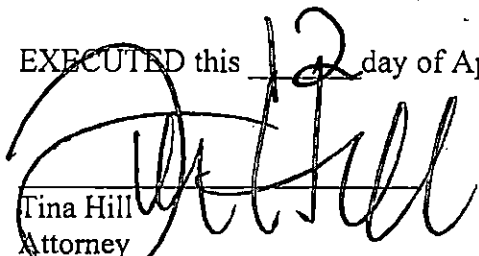
Being a 0.49 acre tract of land situated in the Horace Eggleston Survey No. 24, Abstract No. 1, Blanco County, Texas, being all of Tract 2 recorded in Document No. 173059, Official Public Records, Blanco County, Texas, described in Volume 69, Page 433, Deed Records, "Exhibit A" attached hereto and made a part hereof. **More commonly known as 41 Mesquite Street, Blanco, Texas 78606.**

Recording Information: Said Deed of Trust is recorded under Instrument No. 260005 in the Deed of Trust Records of Blanco County, Texas.

Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Trophy Point Investment Group, LLC is servicing the their loans themselves and their address is :

305 Trilith Pkwy Ste 300 #1619,
Fayetteville, GA 30214

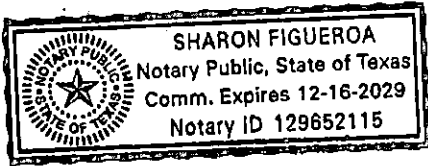
EXECUTED this 12 day of April 2026.


Tina Hill
Attorney
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18 day of April, 2026, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



[Handwritten Signature]

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041



LAND SURVEYING

P.O. Box 481 Blanco, TX 78606
(830)833-3010 info@wcrlandsurveying.com
TBPE&LS FIRM #10194133

**FIELD NOTE DESCRIPTION OF A
0.49 ACRE TRACT OF LAND
TRACT 2**

Being a 0.49 acre tract of land situated in the Horace Eggleston Survey No. 24, Abstract No. 1, Blanco County, Texas, being all of Tract 2 recorded in Document No. 173059, Official Public Records, Blanco County, Texas, described in Volume 69, Page 433, Deed Records, Blanco County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set in the northwest right-of-way line of Mesquite Street, for the northeast corner of a called 0.86 acre tract of land recorded in Document No. 232043, Official Public Records, Blanco County, Texas, the southeast corner of said Tract 2 and herein described tract, said 1/2" iron rod bears N18°59'25"E, a distance of 129.98' from a 1/2" iron rod found for the southeast corner of said 0.86 acre tract;

THENCE with the northeast line of said 0.86 acre tract and the southwest line of said Tract 2, N 70° 50' 30" W, a distance of 285.40' to a 1/2" iron rod set in a southeast line of Lot 11, Weber Subdivision recorded in Volume 1, Page 220, Plat Records, Blanco County, Texas, for the southwest corner of herein described tract, said 1/2" iron rod bears N19°57'53"E, a distance of 129.71' from a 1/2" iron rod found and a 3" metal fence post found for the called northwest corner of said 0.86 acre tract bears N70°50'30"W, a distance of 1.74';

THENCE with a southeast line of said Lot 11, N 19° 57' 53" E, a distance of 74.96' to a 1/2" iron rod set for the northwest corner of said Tract 2 and herein described tract;

THENCE with the common line of said Tract 1 and Tract 2, S 70° 50' 54" E, a distance of 284.13' to a 1/2" iron rod set in the northwest right-of-way line of Mesquite Street for the southeast corner of said Tract 1, the northeast corner of said Tract 2 and herein described tract;

EXHIBIT # A

WCR

THENCE with the northwest right-of-way line of Mesquite Street and the southeast line of said Tract 2, S 18° 59' 25" W, a distance of 74.99' to the POINT OF BEGINNING containing 0.49 acres of land.