



\*VG-371-2026-22\*

**Blanco County  
Laura Walla  
Blanco County Clerk**

**Instrument Number: 22**

Foreclosure Posting

Recorded On: June 11, 2026 01:02 PM

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: 22  
Receipt Number: 20260611000006  
Recorded Date/Time: June 11, 2026 01:02 PM  
User: Sheila M  
Station: Clerk1

**Record and Return To:**

lee stevenson



**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

## Notice of Foreclosure Sale

Wednesday, June 3, 2026

**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.**

**Deed of Trust and other information:**

Regarding the following instruments, among others (collectively, the "Loan Documents"):

**Lender:** Oscar Waymond Lightfoot, Jr.

**Legal description:** See Exhibit "A"

**Dated:** 1/23/2026 Amount \$600,000

**Deed of Trust Grantor:** (Debtors/ Borrowers & Guarantors) Charles M. Jones & Susan V. Jones, Trustees of THE JTVR FAMILY TRUST dated July 8, 2011, Charles M. Jones & Susan V. Jones

**Deed of Trust Grantee:** Oscar Waymond Lightfoot, Jr.

**Holder: and Servicer:** Oscar Waymond Lightfoot, Jr.

**Trustee:** Oscar Waymond Lightfoot, Jr.

**Substitute Trustee:** S. Lee Stevenson, Jr.

**Persons appointed as substitute trustee to exercise power of sale under deed of trust:**

David Ricker, and S. Lee Stevenson, Jr.

**Address to contact substitute trustees and servicer:** S. Lee Stevenson, Jr, Stevenson & Ricker, Eilan at the Rim 17806 IH 10 Suite 300, San Antonio Texas 78257, 210.690.9944, lee@stevensonricker.com

The substitute trustee is appointed as of the date below pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

**Foreclosure Sale:**

**Date:** July 7 2026

**Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

**Place:** The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in Blanco County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the Blanco County courthouse.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash with payment being a cashiers check, except that the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The successful bidder other than the Note Holder must pay the full purchase price at the time of the sale; the cashier's check must be given immediately after the sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Note holder, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Note holder's election to proceed against and sell both the real property and any personal

property described in the Deed of Trust in accordance with Note holder's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

The owner of the Note is also acting as the Mortgage Servicer of the Note. The foreclosure will be conducted by the Note holder's representative.

The address of Mortgage Holder and Servicer is stated above.

Therefore, notice is given that on and at the Date, Time, and Place stated above for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

The Note holder, Servicer or Substitute Trustee reserves the right to postpone, cancel or rescind the Foreclosure Sale at any time. If the sale is canceled or rescinded, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Note holder, Servicer or Substitute Trustee reserves the right to withdraw its last bid and reopen the foreclosure sale for additional bidding. The substitute trustee does not answer questions, respond to telephone calls, emails or texts from potential buyers or bidders prior to the sale; likewise the borrowers must contact the lender or servicer for questions about their loan or the foreclosure process. All information concerning the sale is contained in this Notice of Sale. Once the Foreclosure sale has begun and the opening bid placed, the Trustee or Substitute Trustee will not stop the sale to answer questions or give any information concerning the Foreclosure Sale. The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Note holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**



S. Lee Stevenson, Jr.  
Attorney for Note holder and Mortgage Servicer  
Stevenson & Ricker  
Eilan at the Rim  
17806 IH 10 Suite 300  
San Antonio Texas 78257  
Telephone (210) 690-9944 Text (210) 884-5454  
Email: [lee@stevensonricker.com](mailto:lee@stevensonricker.com)

DATE: To be effective as of January 23, 2026

LENDER: Oscar Waymond Lightfoot, Jr.

BORROWERS: Charles M. Jones and Susan V. Jones, Trustees of THE JTVR FAMILY TRUST dated July 8, 2011

LOAN AMOUNT: \$600,000.00

PROPERTY: A description of a 26.43 Acre tract of land out of THE J.F. BENSKIN SURVEY NO. 153, Abstract No. 791, situated in the Deed Records of said county and being part of that certain 203.248 Acre tract described in Volume 123, Page 841 et seq. of the said deed records; said 26.43 Acre tract being more particularly described as follows:

Beginning at a 60D nail found at the base of a fence post on the Southerly line of County Road 103 at the Northwest corner of a 43.8 Acre tract described in Volume 127, Page 853 et seq. of the said deed records and Northeast corner of that certain 105.1 Acre tract described in Volume 103, Page 537 et seq. of the said deed records, for a corner on the South line hereof;

Thence with the said South line of County Road 103 and Northerly line of the said 43.8 Acre tract, as fenced, following two (2) courses:

1. S 24° 36' 10" E, a distance of 447.43 feet to a 2-7/8 inch diameter iron pipe fence post found, and the
2. S 38° 49' 16" E, a distance of 200.95 feet to a 2-7/8 inch diameter iron pipe fence post found at the Northeast corner of the said 43.8 Acre tract, being on the West line of that certain 68.1 Acre tract described in Volume 127, Page 856 et seq. of the said deed records, for the Southeast corner hereof;

Thence with the said West line of the 68.1 Acre tract, the following three (3) courses:

1. N 23° 12' 27" E, a distance of 33.21 feet to a 2-7/8 inch diameter iron pipe fence post found on the fenced Northerly line of said County Road 103,
2. N 04° 15' 59" E, a distance of 57.96 feet to a 12 inch diameter Double Trunk Live Oak Tree, and
3. N 05° 48' 53" E, a distance of 729.28 feet to a 2-7/8 inch iron pipe fence post found at the Northwest corner of the said 68.1 Acre tract, for a corner on the East line hereof;

Thence passing over the said 47-1/2 Acre tract with the following nine (9) courses:

1. N 30° 27' 40" E, a distance of 571.24 feet with fence to a 4 inch diameter iron pipe fence post found,
2. N 30° 41' 20" E, a distance of 346.54 feet with fence to a 2-3/8 inch diameter iron pipe fence post found,
3. N 23° 12' 20" W, a distance of 218.20 feet with fence to a 2-3/8 inch diameter iron pipe fence post found,
4. S 28° 51' 36" W, a distance of 37.25 feet with fence to a 1/2 inch iron rod set at the base of a fence post
5. N 59° 48' 23" W, a distance of 554.98 feet with fence to a 1/2 inch iron rod set at the base of a fence post,

6. S 12° 27' 04" W, a distance of 424.11 feet with fence to a 1/2 inch iron rod set at the base of a fence post,

7. S 28° 33' 52" W, a distance of 15.34 feet with fence to a 4 inch diameter iron pipe fence post found,

8. S 57° 27' 51" E, crossing a traveled roadway, a distance of 33.16 feet to a 1/2 inch iron rod set at the base of a fence post, and

9. S 60° 48' 35" W, a distance of 1092.70 feet to a 1/2 inch iron rod set on the said Southerly line of County Road 103 and Northerly line of the said 105.1 Acre tract, for the Southwest corner hereof;

Thence with the said Southerly line of County Road 103 and Northerly line of the 105.1 Acre tract, as fenced, the following four (4) courses:

1. S 71° 38' 27" E, a distance of 201.58 feet to a 1/2 inch iron rod found at the base of a fence post,

2. S 68° 38' 32" E, a distance of 431.77 feet to a 8 inch diameter cedar fence post found,

3. S 45° 40' 21" E a distance of 124.92 feet to a 8 inch diameter cedar fence post found, and