

VG-371-2026-18

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 18

Foreclosure Posting

Recorded On: May 11, 2026 10:59 AM

Number of Pages: 4

" 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: 18
Receipt Number: 20260511000010
Recorded Date/Time: May 11, 2026 10:59 AM
User: Sheila M
Station: Clerk1

Record and Return To:

MARTHA ROSSINGTON

TX



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
AND
APPOINTMENT OF 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.

Deed of Trust:

Dated: February 14, 2022 (on or about)

Grantor: Georgia Fontana

Trustee: Daniel W. Brooks

Current Lender: SouthState Bank, successor by merger to Independent Bank

Recorded in: Document No. 2022-220902, recorded February 18, 2022, in the Real Property Records of Blanco County, Texas.

Legal Description: Being Lot No. 36, Final Plat of Legacy Hills, a subdivision in Blanco County, Texas, as shown on plat recorded in Volume 3, Pages 315-320 of the Plat Records of Blanco County, Texas.

More commonly known as: Lot 36 Prancing Deer Lane, Johnson City, Blanco County, Texas 78636.

Foreclosure Sale:

Date: Tuesday, June 2, 2026

Time: Between 10:00 AM and 1:00 PM (Central Time), beginning not earlier than 10:00 AM and not later than 3 hours thereafter.

Place: South (Main) Entrance of the Courthouse in an area not to exceed 12 feet from the front door, or as designated by the Blanco County Commissioners Court pursuant to section 51.002 of the Texas Property Code, as amended.

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, except that Lender's bid may be by credit against the indebtedness secured by the Deed of Trust.

Substitute Trustee: Martha Rossington, T. Reynolds Rossington, Kevin Key, or Jay Jacobs. Michael D. McKinley, Joseph F. Colvin Jr., Thomas O. Anderson Jr., and J. Brad Bryan.

Default has occurred under the Note and Deed of Trust. Because of that default, Lender, the owner and holder of the Note and beneficiary of the Deed of Trust, has requested Substitute Trustee to enforce the Deed of Trust lien against the real property described in this Notice.

Borrower has received a discharge in bankruptcy. Accordingly, this Notice is not an attempt to collect, recover, or enforce the indebtedness as a personal liability of Borrower, and Lender does not seek any personal judgment, deficiency, or other personal recovery against Borrower. This Notice is provided solely for the purpose of enforcing Lender's lien against the real property described in the Deed of Trust, in rem.

Therefore, notice is given that on and at the Date, Time, and Place 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, the Texas Property Code, and applicable Texas law.

If Lender passes the Foreclosure Sale, 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 Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, and prospective bidders are reminded that 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 of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable real 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 express 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 title, nature, and physical condition of the Property.

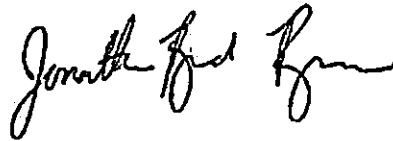
Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE REAL PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT

IDENTIFIED IN THIS NOTICE OF SALE. THIS NOTICE IS GIVEN SOLELY TO ENFORCE THE DEED OF TRUST LIEN AGAINST THE REAL PROPERTY AND IS NOT AN ATTEMPT TO COLLECT A DISCHARGED DEBT AS A PERSONAL LIABILITY OF BORROWER. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated: May 8, 2026

WITNESS MY HAND this May 8, 2026.

A handwritten signature in black ink, appearing to read "Jonathan Brad Bryan". The signature is written in a cursive, flowing style.

J. Brad Bryan, Attorney or Authorized Agent of
SouthState Bank, N.A.
SBN 24073254
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
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