

Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *C Spratlen* DEPUTY
DATE *6-26-2025*
TIME *9:12am*

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 15, 2019 and recorded under Clerk's File No. 19 02318, in the real property records of LLANO County Texas, with Leslie Craig, Unmarried Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc., D/B/A Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Leslie Craig, Unmarried Man securing payment of the indebtedness in the original principal amount of \$388,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Leslie Craig. Provident Funding Associates, L.P. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Provident Funding Associates, L.P. is acting as the Mortgage Servicer for the Mortgagee. Provident Funding Associates, L.P., is representing the Mortgagee, whose address is: P.O. Box 5914, Santa Rosa, CA 95402-5914.

Legal Description:

BEING LOT NO. FIVE HUNDRED TWENTY-ONE (521) AND THE SOUTH ONE-HALF OF LOT NO. FIVE HUNDRED TWENTY-TWO (S 1/2 LOT 522), KINGSLAND ESTATES, UNIT NO. THREE (3), A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 219, DEED RECORDS OF LLANO COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/05/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: LLANO County Courthouse, Texas at the following location: The south door of the Llano County Courthouse located at 801 Ford Street, Llano, Llano County, Texas, which designated area is more particularly described in the Llano County Commissioner's Court Minutes recorded in Volume 1184, Page 885, in the Official Real Property Records of Llano County, Texas, or any other area which has been designated by the Llano County Commissioner's Court as the area for foreclosures to take place.

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer 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.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

20405 State Highway 249, Suite 170

Houston, TX 77070

(281) 925-5200

A handwritten signature in black ink, appearing to read 'T. Reynolds Rossington', written over a horizontal line.

Martha Rossington, T. Reynolds Rossington, Kristopher Holub, Aarti Patel, , Martha Rossington, T. Reynolds Rossington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee