

8241

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

(PROPERTIES LOCATED IN MULTIPLE COUNTIES WITH SALE IN BURNET COUNTY)

DATE: March 25, 2025

FILED FOR RECORD
TIME: _____

BURNET DEED OF TRUST:

MAR 27 2025

COKE COUNTY & DIST. CLERK
JENNIFER BURDETT

Date: November 10, 2023

Grantor: MICHAEL A. BLACKBURN

Grantor's County: BURNET

Beneficiary: DFLLC, INC.

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, KYLE WALKER, ANDREW MILLS-MIDDLEBROOK, JON DAWE, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, TOM WOOD, NICK ARROTT, JAMES DECKER and JAMIE OSBORNE

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 202311354, Real Property Records, Burnet County, Texas.

BURNET PROPERTY:

(A) BEING 18.51 ACRES OF LAND, MORE OR LESS, OUT OF THE MCKINNEY & WILLIAMS SURVEY NO. 834, ABSTRACT NO. 624; THE H.T. & B.R.R. CO. SURVEY NO. 1, ABSTRACT NO. 448; THE F.R. FUCHS SURVEY NO. 1451, ABSTRACT NO. 1483 AND THE JOHN DARLIN SURVEY NO. 4, ABSTRACT NO. 248 OF BURNET COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT A ATTACHED TO DEED OF TRUST RECORDED IN DOCUMENT NO. 202311354, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

(B) EASEMENT ESTATE ONLY, APPURTENANT TO TRACT 1, IN AND TO THAT ACCESS EASEMENT CREATED IN EASEMENT AGREEMENT FOR ACCESS EXECUTED BY MICHAEL A. BLACKBURN TO COKINOS YOUNG, A TEXAS CORPORATION, RECORDED IN DOCUMENT NO. 202308737, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.

COKE DEED OF TRUST:

Date: November 10, 2023

Grantor: BLACKBURN SUCCESSIONS LLC

Grantor's County: COKE

Beneficiary: DFLLC, INC.

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, KYLE WALKER, ANDREW MILLS-MIDDLEBROOK, JON DAWE, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, TOM WOOD, NICK ARROTT, JAMES DECKER and JAMIE OSBORNE

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 2023000000998, Real Property Records, Coke County, Texas.

COKE PROPERTY:

(A) NORTH 2 1/2 FEET OF LOT NO. SEVENTEEN (17) AND ALL OF LOT NO. THIRTEEN (13), LOT NO. FOURTEEN (14), LOT NO. FIFTEEN (15), LOT NO. EIGHTEEN (18), LOT NO. NINETEEN (19), LOT NO. TWENTY (20) AND LOT NO. TWENTY-ONE (21) IN BLOCK NO. FIFTY-ONE (51), ORIGINAL TOWN OF BRONTE, COKE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF COKE COUNTY, TEXAS.

(B) THE EAST-ONE-HUNDRED AND FIVE FEET (E/105') OF LOT NO. SIXTEEN (16) AND THE SOUTH-TWENTY-TWO AND A HALF FEET (S/22 1/2') OF LOT

NO. SEVENTEEN (17) IN BLOCK NO. FIFTY-ONE (51) OF THE ORIGINAL TOWN OF BRONTE, COKE COUNTY, TEXAS.

(C) ALL OF LOT NO. ONE (1), LOT NO. TWO (2), LOT NO. THREE (3) AND LOT NO. FOUR (4), IN BLOCK NO. SIXTY-ONE (61), ORIGINAL TOWN OF BRONTE, COKE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK, COKE COUNTY, TEXAS.

NOTE SECURED BY DEED OF TRUST:

Date: November 10, 2023

Original Principal Amount: \$500,000.00

Holder: DFLC, INC.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of May, 2025.

PLACE OF SALE OF PROPERTY:

County Courthouse of Burnet County, Burnet, Texas, at area designated by County Commissioners for said sales.

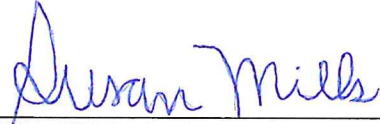
The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Burnet Deed of Trust and Coke Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Burnet Deed of Trust and Coke Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON, KYLE
WALKER, ANDREW MILLS-
MIDDLEBROOK, JON DAWE, TERRY
BROWDER, LAURA BROWDER,
MARSHA MONROE, TOM WOOD, NICK
ARROTT, JAMES DECKER and JAMIE
OSBORNE

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