

POSTED & FILED

Vicinta Stafford Burnet County Clerk
By Courtney Gage at 1:10pm, May 06, 2026

Notice of Foreclosure Sale

Deed of Trust (“Deed of Trust”):

Dated: September 17, 2024

Grantor: 413 Cross Trail LLC

Trustee: Law Offices of T. Alan Ceshker, PC

Lender: Justin Kent Nelson and Kelly Anne Nelson

Recorded in: Document No. 202409399, Official Public Records, Burnet County, Texas.

Legal Description: Lot 75, of DOUBLE HORN SECTION THREE, a private subdivision in Burnet County, Texas, as shown on plat recorded in Cabinet 2, Slide 191A, of the Plat Records of Burnet County, Texas.

Secures: Promissory Note (“Note”) in the original principal amount of NINE HUNDRED EIGHTY-NINE THOUSAND SEVEN HUNDRED NINETY-FOUR AND 47/100 DOLLARS (\$989,794.47), executed by Bryan Hisey as Manager of JOA’s Future, LP, Member of 413 Cross Trail LLC, and Kristin Hisey as Manager of JOA’s Future, LP, Member of 413 Cross Trail LLC (“Borrower”) and payable to the order of Lender.

Substitute Trustee: Jackie Lynn Ward, Attorney at Law, PLLC

Substitute Trustee’s Address: 12050 Vance Jackson Road, Ste 101, San Antonio, Texas 78230

Mortgage Servicer: Polaris Management

Mortgage Servicer’s Address: 1308 Common Street, Suite 205 #408
New Braunfels, Texas 78130

Foreclosure Sale:

Date: June 2, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time.

Place: **Burnet County Courthouse, 220 S. Pierce St., Burnet, Texas 78611**

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 lien of the Deed of Trust.

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

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, 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, 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 Lender. 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. 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.

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.

Executed this 6th day of May, 2026.



By: Jackie Lynn Edwards Ward
Attorney for Lender
12050 Vance Jackson Road, Ste 101
San Antonio, Texas 78230
Phone: 817-938-3588
Email: jackie@jackiewardlaw.com
Bar No. 24043980

CERTIFICATE OF POSTING

My name is Jackie Lynn Edwards Ward, and my address is 12050 Vance Jackson Road, Ste 101, San Antonio, Texas 78230. I declare under penalty of perjury that on May 6, 2026, I filed at the office of the Burnet County Clerk and caused to be posted at the Burnet County courthouse this Notice of Foreclosure Sale.

A handwritten signature in blue ink, appearing to read "Jackie Lynn Edwards Ward".

Declarant's Name: Jackie Lynn Edwards
Ward

Date: May 6, 2026