

PNC BANK, N.A. (NCM)
ROMA, KATHRYN
5818 COUNTY ROAD 330, BERTRAM, TX 78605

CONVENTIONAL
Firm File Number: 25-042511

POSTED **Vicinta Stafford**
Burnet County Clerk
By Stephanie Sherrill at 8:18 am, May 28 2026

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 12, 2024, KATHRYN J. ROMA, UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to MARINOSCI LAW GROUP, P.C., as Trustee, the Real Estate hereinafter described, to PNC BANK, NATIONAL ASSOCIATION ("PNC BANK, N.A.") in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BURNET COUNTY, TX** and is recorded under Clerk's File/Instrument Number 202400744, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, July 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **BURNET COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Burnet, State of Texas:

BEING 8.41 ACRES OF LAND, OUT OF THE SAMUEL MCFARLAND SURVEY, ABSTRACT NUMBER 593, BURNET COUNTY, TEXAS, SAME BEING THAT CERTAIN DOUGLAS WALL CALLED 3.00 ACRE TRACT RECORDED IN VOLUME 613, PAGE 151, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS, SAID 8.41 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND AT AN ANGLE CORNER IN THE WESTERLY LINE OF THAT CERTAIN DOUGLAS WALL 147.2 ACRE TRACT RECORDED IN VOLUME 268, PAGE 25, DEED RECORDS, SAID COUNTY, SAME BEING THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 19 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID 147.2 ACRE TRACT AND THE EASTERLY LINE OF SAID 3.00 ACRE TRACT, FOLLOWING A WIRE FENCE, 1,009.22 FEET TO A POINT IN SAID LINE, IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 330, SAME BEING THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 55 DEGREES 49 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID 3.00 ACRE TRACT, 1,232.96 FEET TO A POINT IN SAID LINE, IN THE WESTERLY LINE OF SAID 147.2 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 3.00 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 69 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID 147.2 ACRE TRACT, ALONG THE NORTHERLY LINE OF SAID 3.00 ACRE TRACT, 726.11 FEET TO THE POINT OF BEGINNING.

Property Address: 5818 COUNTY ROAD 330
BERTRAM, TX 78605
Mortgage Servicer: PNC BANK, N.A.
Mortgagee: PNC BANK, NATIONAL ASSOCIATION
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342-5433

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.

**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**

SUBSTITUTE TRUSTEE
Auction.com LLC
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 27, 2026.

By: 

Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for PNC Bank, National Association

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 military service to the sender of this notice immediately.