

Firm File No. LH26012

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF BURNET §
§

DEED OF TRUST:

Date: February 12, 2025
Grantor: LVRS Holdings LLC
Original Beneficiary: Loan Funder LLC, Series 94595
Trustee: Lucas Sambrook
Recording Info: Clerk's File No. 202501414 of the Real Property Records of Burnet County, Texas

CURRENT BENEFICIARY: Loan Funder LLC

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger and/or Michelle Jones and/or Angela Zavala and/or Richard Zavala, Jr. and/or Sharlet Watts and/or David Garvin.

SUBSTITUTE TRUSTEE ADDRESS: PO Box 270, East Bernard, TX 77435

PROPERTY DESCRIPTION: Lot No. Three Hundred Five (305), Cottonwood Shores, Yellowstone Section, a subdivision in Burnet County, Texas, according to Plat recorded in Volume 1, Page 188, also recorded in Cabinet 1, Slide 44B, Plat Records of Burnet County, Texas.

DATE OF SALE: Tuesday, May 5, 2026
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Burnet County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Burnet County Courthouse, or, if there is no such entrance, then at the west wall of the Burnet County Courthouse.

TERMS OF SALE: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

TYPE OF SALE: The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by LVR Holdings LLC.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the 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 service to the sender of this notice immediately.

DATED: April 13, 2026

Angela Zavala

Bruce M. Badger and/or Travis C. Badger and/or Michelle Jones and/or Angela Zavala and/or Richard Zavala, Jr. and/or Sharlet Watts and/or David Garvin
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
PO Box 270
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