

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

Debt evidenced by those certain Real Estate Lien Note dated May 5, 2023, in the Original Principal Amount(s) of (Note 1) \$250,000.00 and (Note 2) \$7,000.00 (the "Notes") executed by **STEPHEN GRANT MAGNESS AND MOLLY DAWN MEADOWS MAGNESS ("Grantors")** to **CONNIE PALEY ("Grantee")**. The Notes is secured by a certain Deed of Trust and Security Agreement dated May 5, 2023, (the "Deed of Trust") recorded as Document No. 202306588 in the Official Real Estate Records of Burnet County, Texas.

LEGAL DESCRIPTION: BEING the surface rights only in and to Lon Nos. 630 and 631, Spicewood Beach, a subdivision in Burnet County, Texas, as shown on plat recorded in Volume 1, Page 46, Plat Records of Burnet County, Texas.

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

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

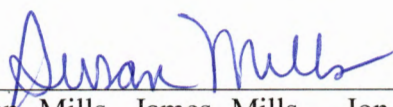
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the First (1st) day of July, 2025, between the hours of 10:00 a.m and 1:00 p.m. the foreclosure sale will be conducted in Burnet County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioner's Court of said county, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 9 day of June, 2025.

POSTED

Vicinta Stafford
Burnet County Clerk

By Courtney Gage at 10:24am, Jun 09,2025


Susan Mills, James Mills, Jon Dawe, Andrew Mills, Andrew Mills-Middlebrook, Ed Henderson or George Hawthorne as Substitute Trustee, any to act, as Successor Substitute Trustee, to act under and by virtue of said Deed of Trust.

Questions should be directed to:

Foreclosure Department
(512)340-0331