

POSTED**Vicinta Stafford
Burnet County Clerk**

By Courtney Gage at 9:23am, Jul 07, 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE: July 7, 2026**DEED OF TRUST:**

DATE: October 25, 2021
GRANTOR: Cody Williams and Emilee Tippie
GRANTOR's ADDRESS: 150 Wandering Oak Circle
Burnet, Texas 78611 (Burnet County)
BENEFICIARY: SouthStar Bank, S.S.B.
ORIGINAL TRUSTEE: David Kapavik
RECORDING INFORMATION: Instrument/Document Number 202117984 of the
Official Public Records of Burnet County, Texas

PROPERTY: BEING Lot One Hundred Sixty-Seven (167), WANDERING OAKS,
a subdivision in Burnet County, Texas, as shown on plat recorded
under Document No. 202109832 in the Official Public Records of
Burnet County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: October 25, 2021
ORIGINAL AMOUNT: Four Hundred Thousand Dollars and 00/100 (\$400,000.00)
BORROWER: Cody Williams
HOLDER: SouthStar Bank, S.S.B.

LOAN MODIFICATION AGREEMENT:

DATE: October 25, 2022 (Effective Date)
BORROWER: Cody Williams and Emilee Tippie
LENDER: SouthStar Bank, S.S.B.

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: July 6, 2026 (Effective Date)
SUBSTITUTE TRUSTEE: Bryan F. Russ III, James H. McCullough or Amanda E.
Lockhart
RECORDING INFORMATION: Document Number 202606972 of the Official Public

Records of Burnet County, Texas

DATE OF SALE OF PROPERTY: Tuesday, September 1, 2026

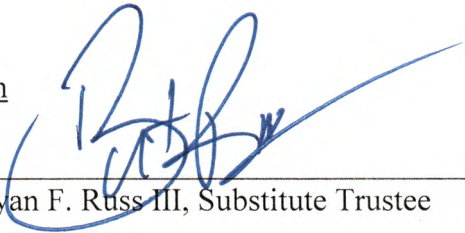
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: The sale will take place on the east side of the Courthouse (outside the Clerk's Office) (courthouse located at 220 South Pierce Street, Burnet, Texas 78611) or in inclement weather the East hallway inside the Courthouse, outside the doorway to the County Clerk's Office, or as designated by the Commissioner's Court.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by 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) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III
Palmos, Russ, McCullough & Russ, L.L.P.
307 North Center Street / P.O. Box 1288
Franklin, Texas 77856
(979) 828-3663
Email: treyruss@palmosruss.com



Bryan F. Russ III, Substitute Trustee