

NOTICE OF THE BANK AND TRUST, SSB'S 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: March 20, 2025

Deed of Trust:

Date: October 23, 2015
Grantor: Brian Keith Bendo and Dora Alma Bendo
Grantor's County: Kinney County, Texas
Beneficiary: The Bank & Trust, SSB
Trustee: Larry R. Davis, Jr.
Recorded in: Document No. 070601, Book 216, Page 125, Official Public Records of Kinney County, Texas; Modification, Renewal and Extension of Real Estate Note and Lien dated February 6, 2020, recorded in Document No. 00000075027, Book 0244, Pages 0595-0598, Official Public Records of Kinney County, Texas; Modification, Renewal and Extension of Real Estate Note and Lien dated effective August 23, 2021, recorded in Document No. 00000076419, Book 0256, Pages 0705, Official Public Records of Kinney County, Texas.

Property: Surface Estate Only and to Lot 4-L, NEW LEONA RANCH, PHASE 3, an Addition to Kinney County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 37-38, of the Plat Records of Kinney County, Texas.

FILED FOR RECORD
at 3:40 o'clock PM

MAR 24 2025

Ricardo Alvarado
COUNTY & DISTRICT CLERK, KINNEY CO.
Deputy

Substitute Trustee: Paul D. Stipanovic, or Greg Gossett, or Wesley M. Giesecke
Substitute Trustee's Mailing Address (Including County): 2 S. Koenigheim, San Angelo,
Tom Green County, Texas
76903

Date and Time of Sale of Property: May 6, 2025 at 2:00 p.m. or within three hours thereafter.

Place of Sale of Property: At the location designated by the Kinney County Commissioners Court, at the front courthouse door of the Kinney County Courthouse, facing James Street, located at 501 South Ann Street, Bracketville, Texas

Notice: Because of default in performance of the obligations of the Note and Deed of Trust, The Bank & Trust, SSB's Substitute Trustee will sell the property by public auction to the highest bidder

for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

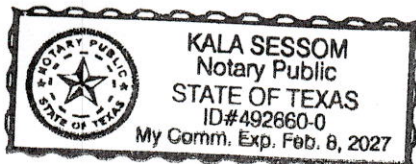
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force 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 created in favor of the Beneficiary under 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.

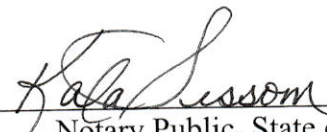
The Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, which will be announced prior to any bidding at the Foreclosure Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

By: 
Paul D. Stipanovic, Substitute Trustee

STATE OF TEXAS
COUNTY OF TOM GREEN

This instrument was acknowledged before me by Paul D. Stipanovic, on the 20th day of March, 2025.




Notary Public, State of Texas