

FILED
AT 1:14 O'CLOCK P.M. ON

MAR 15 2024

TANDIE MANSFIELD, COUNTY CLERK
BANDERA COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BANDERA

WHEREAS, by Deed of Trust dated December 1, 2021, **CARL E. PERSON a/k/a CARL EUGENE PERSON, III** conveyed to **K.H. SCHNEIDER, TRUSTEE**, the property situated in the County of Bandera, Texas:

Being 0.40 acre of land, more or less, lying within Survey No. 4.9, M.P. Gregory; Original grantee, Abstract 543, Bandera County, Texas, said 0.40 acre also being out of that certain 32 acre tract described in a Deed dated **April 24, 1974, from Mae Armstrong and husband C.A. Armstrong, to Sam Armstrong** as recorded in **Volume 158, Page 546** of the Deed Records of Bandera County, Texas and commonly referred to as 8914 State Highway 16 South, Pipe Creek, Texas 78063,

herein the "Property" to secure that certain Promissory Note herein described in the original principal amount of **TWO HUNDRED FIFTY NINE THOUSAND, NINE HUNDRED AND NO/100 (\$259,900.00) DOLLARS**, executed by **CARL E. PERSON**, and made payable to **PIPE CREEK COMMUNITY CENTER, INC., a Texas non-profit Corporation**, which such Deed of Trust is recorded in Volume 1252, Page 570 of the Official Public Records of Bandera County, Texas, also described in Warranty Deed with Vendor's Lien dated December 1, 2021 and filed in Volume 1252, Page 566, Official Public Records of Bandera County, Texas.

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidences therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell and Property to satisfy same.

NOW THEREFORE I, **K.H. SCHNEIDER, TRUSTEE**, as aforesaid, hereby give

NOTICE that I will sell accordingly, after due posting of this Notice as required by such Deed of Trust and the Law, sell at Public Venue to the highest bidder, or bidders, for cash, **at the southwest front door (either inside or outside) of the courthouse which faces Main Street, City of Bandera, Bandera County, Texas**, the county in which said property is situated, between the hours of 1:00 o'clock p.m. and 4:00 o'clock p.m. on the first Tuesday in May, being the **7th day of May, 2024**, the above described real estate so described in and covered by such Deed of Trust.

WITNESS MY HAND this **13th** day of **March, 2024**.



K.H. SCHNEIDER, TRUSTEE