

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 13, 2024

Deed of Trust:

Grantor: MARYAM MAXWELL

Grantor's County: BANDERA COUNTY, TEXAS

Beneficiary: WINNIKOFF LLC - SERIES J

Substitute Trustee: ANTHONY J. KING

Trustee's Address: 115 E 6th Street, Rusk, Texas 75785

Recording Information: Volume 1357, Page 138, Document Number 00266499,
Official Records of Bandera County, Texas.

FILED
AT 8:55 O'CLOCK A.M. ON
AUG 18 2025
TANDIE WANSFIELD, COUNTY CLERK
BANDERA COUNTY, TEXAS
BY [Signature] DEPUTY

Property:

Lot No. 46, Block 6 of the Lake Medina Shores Section No. E,
a Subdivision in Bandera County, Texas, as recorded in Volume
6, Page 41 of the map and plat records of Bandera County,
Texas. Also known as Property ID: 168427, Geo.ID No:
14550-05006-0450 in Bandera County, Texas, whether properly
described or not.

Note:

Date: October 14, 2024

Amount: TEN THOUSAND FOUR HUNDRED and NO/100
(\$10,400.00) DOLLARS

Debtor: MARYAM MAXWELL

Holder: WINNIKOFF LLC - SERIES J

Date of Sale of Property: October 7, 2025

Earliest Time of Sale of Property: 10:00 A.M. or within 6 Hours of same

Place of Sale of Property: ON THE SOUTHWEST STEPS OF THE BANDERA COUNTY
COURTHOUSE FACING MAIN STREET AT 500 MAIN STREET IN THE CITY OF
BANDERA, TEXAS, OR IF THE PRECEDING AREAS IS NO LONGER THE DESIGNATED
AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COMMISSIONERS
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

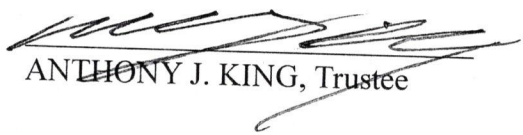
WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 13th day of August, 2025, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said MARYAM MAXWELL, has made default in the payment and financial obligation therein and of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, WINNIKOFF LLC - SERIES J, the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of October, 2025, beginning no earlier than 10:00 o'clock A.M. and taking place not later than six (6) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Bandera, Bandera County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Bandera County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Bandera, Bandera County, Texas,

WITNESS MY HAND this 13th day of August, 2025.



ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, Texas Property Code:

"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."