



## Notice of Foreclosure Sale

May 6, 2026

Deed of Trust (“Deed of Trust”):

Dated: November 8, 2019

Grantor: Billy Deeds and wife, Merideth Deeds

Trustee: Mike Shaw

Lender: The Commercial National Bank of Brady, a National Bank

Recorded: San Saba County, Texas, under Instrument No. 021301

Legal Description: 0.15 acres more or less and being out of northeast part of Block 9 of the Laurel Heights Addition to the City of San Saba, Texas, and being more particularly described by metes and bounds in exhibit “A” attached hereto and made a part hereof for all purposes.

Secures: Promissory Note (“Note”) in the original principal amount of \$64,000.00 executed by Billy Deeds and wife, Merideth Deeds (“Borrower”) and payable to the order of Lender; Originally dated November 8, 2019, and extended November 14, 2022.

Address: 1801 W. Wallace St., San Saba, Texas 76877

Substitute Trustees: Joshua A. Schroeder; G. Brett Hauser

Substitute Trustees’  
Address: 200 West 6<sup>th</sup> Street, Suite 110, Georgetown, Texas 78626

Foreclosure Sale:  
Date: June 2, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: The south steps of the San Saba Courthouse located at 500 E. Wallace Street, San Saba, Texas 76877, or at the place designated by the Commissioners Court of San Saba County, pursuant to

§51.002 of the Texas Property Code as the place where foreclosures sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Foreclosure Sale is posted), in the City of San Saba, San Saba County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The Commercial National Bank of Brady's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The Commercial National Bank of Brady, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of The Commercial National Bank of Brady's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The Commercial National Bank of Brady's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If The Commercial National Bank of Brady passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 by law the Foreclosure Sale will necessarily be made subject to all prior matters of record 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 and/or security interest of the Deed of Trust by The Commercial National Bank of Brady. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, 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.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Sincerely yours,

SNEED, VINE & PERRY, P.C.

By: 

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**Attorney for The Commercial National  
Bank of Brady, a National Bank**



EXHIBIT A

**SAN SABA COUNTY, TEXAS**

**FILE NOTES** for 0.15 acres more or less and being out of northeast part of Block 9 of the Laurel Heights Addition to the City of San Saba, Texas as shown on that certain plat or map recorded in Volume 110, Page 285 of the Deed Records of San Saba County Texas. Said tract also being a portion of that certain third tract described in Volume 215, Page 96 of said Deed Records. Said tract being more particularly described as follows.

**BEGINNING** at a 3/8 inch iron rod found under asphalt in the west line of South Weaver Street for the southeast corner of that certain second tract described in Volume 100, Page 356, a deed from T.A. Murray and H.C. Coryell to the State of Texas, the northeast corner of said third tract and the northeast corner hereof and from which a brass disc in concrete bears North 81°18'50" East a distance of 32.6 feet, a 1 inch iron rod found for the northeast corner of Block 10 of said addition bears North 86°22'03" East a distance of 270.2 feet and the northeast corner of said Block 9 Bears North 01°49'29" West a distance of 10.0 feet;

**THENCE** South 01°49'29" East a distance of 99.91 feet with said west line of South Weaver Street to a 3/8 inch iron rod found in the north line of an alley for the southeast corner of said third tract and the southeast corner hereof and from which an axle found representing the southeast corner of said Block 9 bears South 01°21'58" East a distance of 130.2 feet;

**THENCE** South 88°25'47" West a distance of 64.96 feet with the north line of said alley to a 1/2 inch iron rod set for the southeast corner of that certain 0.15 acre Tract 1 surveyed this same day and the southwest corner hereof and from which a 1/2 inch iron rod found for the southwest corner of said third tract bears South 88°25'47" West a distance of 65.17 feet and an iron pipe found representing the southwest corner of said Block 9 bears South 51°54'03" West a distance of 218.03 feet

**THENCE** North 01°14'54" West a distance of 99.97 feet, crossing said third tract to a 1/2 inch iron rod set in the south line of said second tract for the northeast corner of said Tract 1 and the northwest corner hereof and from which a 1/2 inch iron rod set for the northwest corner of said third tract bears South 88°28'53" West a distance of 65.58 feet and a brass disc found in concrete bears North 89°27'49" West a distance of 131.6 feet;

**THENCE** North 88°28'53" East a distance of 63.95 feet with the south line of said second tract to the **POINT OF BEGINNING** containing 0.15 acres more or less, and as shown as Tract 2 on certified plat herewith.

Note: Bearings, distances and acreage are grid measurements, NAD 83 U.S. TX Central Zone.

Surveyed by:  
  
Registered Professional Land Surveyor

9-12-16  
Job No. 16-1035

