

NOTICE OF FORECLOSURE 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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, BEING LOT 30-A OF HARPER ROAD ESTATES, A SUBDIVISION IN GILLESPIE COUNTY, TEXAS, IN ACCORDANCE WITH REPLAT OF LOT 30 AS SHOWN ON PLAT FOUND OF RECORD IN VOLUME 1, PAGE 20 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS, TO WHICH INSTRUMENT AND ITS RECORD REFERENCE IS HEREBY MADE FOR ALL PERTINENT PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/20/1998 and recorded in Book 347 Page 256 Document 982228 real property records of Gillespie County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 02/03/2026

Time: 10:00 AM

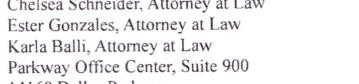
Place: Gillespie County, Texas at the following location: AT THE MAIN FRONT DOOR FACING MAIN STREET OF THE COUNTY COURTHOUSE IN FREDRICKSBURG, GILLESPIE COUNTY TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagor has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by STEVEN L TURNER AND JANET TURNER, provides that it secures the payment of the indebtedness in the original principal amount of \$55,471.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. GSMPS Mortgage Loan Trust 2004-1, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagor, whose address is GSMPS Mortgage Loan Trust 2004-1, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

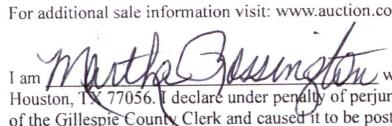
Parkway Office Center, Suite 900

14160 Dallas Parkway

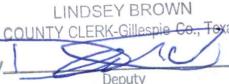
Dallas, TX 75254

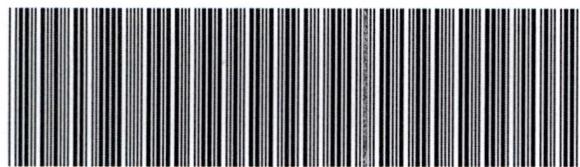
For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12-16-2025 I filed this Notice of Foreclosure Sale at the office of the Gillespie County Clerk and caused it to be posted at the location directed by the Gillespie County Commissioners Court.

Posted on
DEC 16 2025
@ 1051am

FILED
LINDSEY BROWN
COUNTY CLERK-Gillespie Co., Texas
By 
Deputy



VG-346-2025-20250019

Gillespie County
LINDSEY BROWN
Gillespie County Clerk

Instrument Number: 20250019

Recorded On: December 16, 2025 10:51 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 20250019

Record and Return To:

Foreclosure

Receipt Number: 20251216000010

Recorded Date/Time: December 16, 2025 10:51 AM

User: Dawn M

Station: DELLGVKGHQ2



STATE OF TEXAS
Gillespie County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Gillespie County, Texas

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX