# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 2:45 O'CLOCK P M
MAY 13 2025
Jennifer Denton
COUNTY CLERK, CORYELL CO., TEXAS

STATE OF TEXAS §
§
COUNTY OF CORYELL §

DEED OF TRUST:

| | |
|---|---|
| Date: | October 19, 2023 |
| Grantor: | April D. Arrington |
| Original Beneficiary: | Cadence Bank |
| Trustee: | Charles J. Pignuolo |
| Recording Info: | 368695 of the Real Property Records of Coryell County, Texas |

CURRENT BENEFICIARY: Cadence Bank

SUBSTITUTE TRUSTEE: Donna Stockman and/or Guy Wiggs and/or David Stockman and/or Michelle Schwartz and/or Janet Pinder and/or Jeff Benton and/or Brandy Bacon and/or Jamie Dworsky and/or Angela Cooper and/or Richard Hester and/or David Garvin Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Lot One (1), in Block Three (3), of Ryatt Ranch, in Coryell County, Texas, according to the plat of record in slides 1076-1077, Plat Records of Coryell County, Texas.

DATE OF SALE: Tuesday, June 3, 2025
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Coryell County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Coryell County Courthouse, or, if there is no such entrance, then at the west wall of the Coryell County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described herein above, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**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.**

DATED: May 12, 2025

Donna Stockman

Donna Stockman and/or Guy Wiggs and/or David Stockman and/or Michelle Schwartz and/or Janet Pinder and/or Jeff Benton and/or Brandy Bacon and/or Jamie Dworsky and/or Angela Cooper and/or Richard Hester and/or David Garvin Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

**PREPARED BY:**
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471