



Burnet County, Texas: Substitute Trustee's Sale of a Spicewood Trails Lot on a \$617,500 Construction Loan Set for November 3 at the Burnet Courthouse

Public paper · October 14, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

A Notice of Substitute Trustee's Sale dated October 9, 2026 and posted by the Burnet County Clerk sets a public cash auction beginning no earlier than noon on Tuesday, November 3, 2026 on the east side of the Burnet County Courthouse for Lot 225 of the Spicewood Trails subdivision, 333 Spicewood Trails Drive in Spicewood, securing a 2022 construction note of \$617,500 held by CoVantage Credit Union; the borrower is not named here.

A Notice of Substitute Trustee's Sale posted by the Burnet County Clerk in Texas on October 9, 2026 at 11:14 a.m. sets a foreclosure auction for Tuesday, November 3, 2026 at the Burnet County Courthouse in Burnet. The notice is dated October 9, 2026.

This is a nonjudicial foreclosure under a deed of trust, carried out by substitute trustees under Texas law. It was not ordered by a court. Notice Nearby does not publish the name of the individual borrower.

Sale details from the notice

- Date: Tuesday, November 3, 2026, the first Tuesday of the month and the standard Texas sale day.
- Time: the sale will begin no earlier than 12 noon and no later than three hours after that.
- Place: the area on the east side of the Burnet County Courthouse, outside the County Clerk's office, 220 South Pierce Street, Burnet, Texas 78611. In bad weather, the east hallway inside the courthouse outside the County Clerk's door, as designated by the Commissioners Court.

- Terms: public auction to the highest bidder for cash, "AS IS." Bidders must show they can pay cash on the day of sale.
- Property: Lot 225, Spicewood Trails, a subdivision in Burnet County (plat Document No. 201710002), commonly known as 333 Spicewood Trails Drive, Spicewood, Texas 78669.

The loan

- Note: dated July 6, 2022, original amount \$617,500, original payee LincolnWay Community Bank.
- Renewals and changes: renewal notes dated February 6, 2024 and September 10, 2024, and change-in-terms agreements dated July 6, 2023, November 6, 2023, June 6, 2024 and January 10, 2025.
- Security: a Construction Deed of Trust dated July 6, 2022, recorded July 19, 2022 as Document No. 202210905 in the Official Public Records of Burnet County.
- Lender: CoVantage Credit Union, successor in interest to Lincoln Way Community Bank, Antigo, Wisconsin.
- Substitute trustees: attorneys of The Daves Law Firm, Austin, appointed by an instrument recorded as Document No. 202610579.

The notice says a default occurred and was not cured after notice, that the note has matured, and that all sums secured by the deed of trust have been declared due.

What the notice says about the sale

- No warranties are given beyond any the borrower made in the deed of trust, and there is no warranty of title, possession or quiet enjoyment for any personal property.
- Buyers receive whatever interest the borrower has, subject to any liens or interests that may survive the sale.
- Prospective bidders are advised to do their own investigation of the property's nature and physical condition.
- The notice includes the standard Texas statement asking anyone on active military duty, or whose spouse is, to notify the sender immediately.

Foreclosure sales are often postponed, canceled or resolved before the sale date. Check with the Burnet County Clerk or the substitute trustees before attending.

Source

- Burnet County, Texas, Notice of Substitute Trustee's Sale dated October 9, 2026, posted by the Burnet County Clerk on October 9, 2026 (burnetcountytexas.org Document Center, November 3, 2026 foreclosure postings), retrieved October 14, 2026.

Notes

- Image: The Burnet County Courthouse in Burnet, Texas, 2018 (file photo). Photo: 25or6to4 via Wikimedia Commons (CC BY-SA 4.0).
 - Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
 - Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
 - Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).
- Courts desk · Notice Nearby public papers shelf. @NoticeNearYou post pending.
- noticenearby.com/papers/burnet-county-tx-trustee-sale-spicewood-trails-nov-3