

Foreclosure Notices December 3, 2024

1. Luther, Damara Annette & Moore, Mary Anderson

2. Le France, Stephen Charles

3. MATTHEWS, JENNIFER & MATTHEWS, KOY ALLEN

4. Naveed, Malik

5. Guerrero-Cervantes, Felipe & Montelongo, Cristina  
Zapata

6. Martinez, Alicia, Rodriguez, Sabrina, Rios, Francisco Jr & Huerta,  
Stephanie Lynn

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Our Case No. 24-04502-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF BASTROP

**Deed of Trust Date:**  
March 15, 2023

**Property address:**  
137 PERIWINKLE LANE  
BASTROP, TX 78602

FILED  
**SEP 12 2024**  
Krista Bartsch  
Bastrop County Clerk  
8:30am

**Grantor(s)/Mortgagor(s):**  
DAMARA ANNETTE LUTHER, AN UNMARRIED  
WOMAN & MARY ANDERSON MOORE, AN  
UNMARRIED WOMAN

**LEGAL DESCRIPTION:** Lot 594, in Block "E" of THE COLONY MUD 1B SECTION 5, a subdivision in Bastrop County, Texas, according to the map or plat recorded in Cabinet 7, Slide 136-B of the Plat Records of Bastrop County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
M/I FINANCIAL, LLC ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** DECEMBER 3, 2024

**Property County:** BASTROP

**Original Trustee:** RUTH W. GARNER

**Recorded on:** March 20, 2023  
**As Clerk's File No.:** 202304020  
**Mortgage Servicer:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:**  
Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz,  
Violet Nunez, Daniel McQuade, Marcela Cantu, Cary  
Corenblum, Joshua Sanders, Aleena Litton, Matthew  
Hansen, Auction.com, Vanna Ho, Sharlet Watts, Angela  
Zavala, Richard Zavala Jr., Michelle Jones, Ebbie Murphy,  
Megan Randle-Bender, Marinosci Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Vanna Ho, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Ebbie Murphy, Megan Randle-Bender, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 3, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

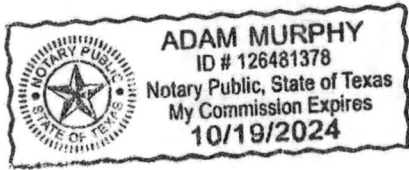
WITNESS MY HAND, 9/10/24

MARINOSCI LAW GROUP, PC  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 10 day of SEPT 2024, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC    Return to: MARINOSCI LAW GROUP, P.C.  
425 PHILLIPS BOULEVARD    MARINOSCI & BAXTER  
EWING, NJ 08618    16415 Addison Road, Suite 725  
Our File No. 24-04502    Addison, TX 75001

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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Sharlet Watts, Angela Zavala, Michelle Jones or Richard  
Zavala, Jr  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000149-24-3S

APN R484492 | M8720888

TO No 240344041-TX-RW

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 2, 2023, STEPHEN CHARLES LEFRANCE, AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TINA SORUM as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$260,689.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on October 3, 2023 as Document No. 202314878 in Bastrop County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R484492 | M8720888

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

FILED

OCT 03 2024

Krista Bartsch  
Bastrop County Clerk

9:10 AM

TS No TX07000149-24-3S

APN R484492 | M8720888

TO No 240344041-TX-RW

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 3, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Bastrop County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 3rd day of October, 2024  
Angela Zavala

By: ~~Sharlet Watts~~, Angela Zavala, Michelle Jones or Richard Zavala, Jr  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Xome.com](http://www.Xome.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

## EXHIBIT A

Tract 1: SURVEY OF 0.500 ACRES OF LAND IN THE ANDREW MAYS SURVEY, ABSTRACT NUMBER 248, BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.500 ACRES OF LAND DESCRIBED TO MICHAEL A. HORYZA IN THAT CERTAIN GENERAL WARRANTY DEED FOR TEXAS AS RECORDED IN DOCUMENT NUMBER 202004965, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, THE HEREIN DESCRIBED 0.500 ACRES OF LAND BEING SHOWN ON A SKETCH HEREWITH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WA3797-2023)

BEGINNING at a five-eighths iron rod found having grid coordinates in United States survey feet of North (y): 9975782.752, East (x): 3216663.385, a part of the state plane coordinate system Texas Central Zone 4203, North American Datum 1983, for the east corner of the hereof and said Horyza 0.500 acres of land, same being a point on the northwest line of that called 2.00 acres of land and the south corner of a thirty-foot access easement both being described to John T. Bartsch, a single man in that certain Warranty Deed with Vendor's Lien as recorded in Document Number 201903286, Official Public Records Bastrop County, Texas, same being an exterior corner of that called 1.144 acres of land described to Ted Murrell and Cleota Murrell, a married couple in that certain General Warranty Deed as recorded in Document Number 202220992, Official Public Records Bastrop County, Texas, and an exterior angle corner in a southwest and northwest line of another thirty-foot access easement described in Document 202112211, Official Public Records Bastrop County, Texas;

THENCE South 28°49'30" West, passing at a distance of 1.12 feet along the common dividing line of said Horyza 0.500 acres of land and said Bartsch 2.00 acres of land a three-eighths iron rod found and continuing on same courses for a Total Distance of 198.85 feet to a three-eighths iron rod found for the south corner hereof and said Horyza 0.500 acres of land, same being the west corner of said Bartsch 2.00 acres of land, same being a point on the northeast line of that called 17.55 acres of land described to Christina Marie (Bartsch) Horyza, a/k/a Tina Horyza individually, as her separate property in that certain Special Warranty Deed as recorded in Document Number 202004755, Official Public Records Bastrop County, Texas;

THENCE North 60°50'31" West, 110.41 feet along the common dividing line of said Horyza 0.500 acres of land and said Horyza 17.55 acres of land to a capped iron rod found stamped "HINKLE SURVEYORS" for the west corner hereof and said Horyza 0.500 acres of land, same being a point on the northeast line of said Horyza 17.55 acres of land, same being the south corner of the remainder of that called 1.00 acres of land described to Christina Marie Bartsch Horyza and her husband, Terry Allen Horyza in that certain Deed of Gift as recorded in Volume 522, Page 446, Official Records Bastrop County, Texas;

THENCE North 29°23'10" East, a distance of 199.21 feet along the common dividing line of said Horyza 0.500 acres of land and the remainder of said Horyza 1.00 acres of land to a point within the bounds of a four-inch diameter round galvanized fence post in concrete found for the north corner hereof and said Horyza 0.500 acres of land, same being the east corner of the remainder of said Horyza 1.00 acres of land, same being a point on the southwest line of said Murrell 1.144 acres of land and a point on the southwest line of said thirty-foot access easement in Document 202112211, Official Public Records Bastrop County, Texas;

THENCE South 60°38'51" East, a distance of 108.46 feet along the common dividing line of said Horyza 0.500 acres of land and said Murrell 1.144 acres of land and the said two thirty-foot access easements to the POINT OF BEGINNING and containing 0.500 acres of land, more or less, within these metes and bounds.

Tract 2: Access easement for ingress and egress appurtenant to Tract 1 over and across a portion of a 5.69 acre tract as recorded in Document No. 2002009780, Official Public Records of Travis County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is

**EXHIBIT A**  
(Continued)

correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

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## Notice of [Substitute] Trustee 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 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.**

### 1. Date, Time and Place of Sale.

**Date:** 12/03/2024

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Bastrop County, Texas at the following location: **NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 171 APPLEBERRY LN, ELGIN, TX 78621

**2. 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 mortgagee 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/04/2023 and recorded 10/05/2023 in Document 202315044, real property records of Bastrop County, Texas, with **Jennifer Matthews AND Roy Allen Matthews, Wife and Husband** grantor(s) and CMG MORTGAGE, INC. dba CMG Home Loans as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Jennifer Matthews AND Roy Allen Matthews, Wife and Husband**, securing the payment of the indebtedness in the original principal amount of **\$354,616.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

FILED

**OCT 10 2024**

Krista Bartsch  
Bastrop County Clerk

9:52 AM



TS No.: 2024-01324-TX  
24-000888-673

## Notice of [Substitute] Trustee Sale

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**Lot 43, Block A, HARVEST RIDGE SUBDIVISION SECTION ONE, a subdivision in Travis and Bastrop Counties, according to the map or plat thereof, recorded in Plat Cabinet No. 7, Page 156B. Plat Records, Bastrop County, Texas as affected by Amended Plat recorded in Plat Cabinet No. 7, Page 206A and Clerk's File No. 202200046. Plat Records, Travis County, Texas, as affected by Amended Plat recorded under Clerk's File No. 202200242, Plat Records, Travis County, Texas. Subject lot lies wholly in Bastrop County.**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

TS No.: 2024-01324-1X  
24-000888-673

## Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

Date: 10/07/2024



Mark Bombick - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

### Certificate of Posting

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

FILED

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OCT 15 2024 9:14 AM

Krista Bartsch  
Bastrop County Clerk

24-03213  
749 BLAIR AVE, BASTROP, TX 78602

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
- LOT 38, BLOCK L, OF RIVERSIDE GROVE SUBDIVISION PHASE 5, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 4, PAGES 24B -25A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS
- Security Instrument:** Deed of Trust dated November 10, 2021 and recorded on November 12, 2021 at Instrument Number 202124439 in the real property records of BASTROP County, Texas, which contains a power of sale.
- Sale Information:** December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at the north door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by MALIK NAVEED secures the repayment of a Note dated November 10, 2021 in the amount of \$324,022.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**



4826690

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Angela Zavala*

Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, ~~Beatriz Sanchez~~, Sara Edgington, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, ~~Megan Randle~~, Ebbie Murphy, Elizabeth Anderson, Richard Zavala, Jr., Megan L. Randle, Jr, Jennyfer Sakiewicz, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Vanna Ho, , Sharlet Watts and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 15<sup>th</sup> day of Oct., 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BASTROP County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**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: LOT THIRTY-THREE (33), BLOCK A, CIELO VISTA RANCH, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 4, PAGE 96A, PLAT RECORDS, BASTROP COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/15/2007 and recorded in Book 1730 Page 364 Document 200704959 real property records of Bastrop County, Texas.

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

Date: 12/03/2024

Time: 01:00 PM

Place: Bastrop County, Texas at the following location: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX 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 mortgagee 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 FELIPE GUERRERO-CERVANTES AND CRISTINA ZAPATA MONTELONGO, provides that it secures the payment of the indebtedness in the original principal amount of \$101,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Citigroup Mortgage Loan Trust 2021-RP6 is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Citigroup Mortgage Loan Trust 2021-RP6 c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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

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Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Bastrop County Clerk and caused it to be posted at the location directed by the Bastrop County Commissioners Court.

**FILED**

**OCT 15 2024**

Krista Bartsch

Bastrop County Clerk

12:56 PM

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

NOW ALL MEN OF THESE PRESENTS

COUNTY OF BASTROP

WHEREAS, by Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (herein referred to as the "Deed of Trust") dated August 22, 2021, recorded September 22, 2021, executed by Alicia Martinez, Sabrina Rodriguez, Francisco Rios, Jr., Stephanie Lynn Huerta, conveyed to The Law Offices of T. Alan Ceshker, PC as Trustee, the following property situated in Bastrop County, Texas, to-wit:

**Lot 39, Block C, MONTERREY HILLS, SECTION 2, an Addition in Bastrop County, Texas, according to the Map or Plat recorded in Cabinet 5, Page(s) 36B, 37 A and 37B, Map or Plat Records of Bastrop County, Texas.**

(hereinafter referred to as the "Property"), to secure that one certain Promissory Note therein described in the original amount of \$315,000.00, executed by Alicia Martinez, Sabrina Rodriguez, Francisco Rios, Jr., Stephanie Lynn Huerta, and made payable to Quest Trust Company FBO Lisa Lacey IRA #2792611, (hereinafter referred to as the "Note"), which such Deed of Trust is recorded September 22, 2021, in instrument number 202120689 of the Official Public Records of Bastrop County, Texas, (hereinafter referred to as the "Deed of Trust Lien"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee, said appointment being in the manner authorized by the Deed of Trust:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness, Quest Trust Company FBO Lisa Lacey IRA #2792611, has requested the undersigned to sell the Property in accordance with the terms of the aforesaid Deed of Trust Lien to satisfy same. Pursuant to the Deed of Trust Lien and Warranty Deed with Vendor's Lien (Vendor Lien), if default occurs in payment of the assumed note or in observance of any covenant or condition of any instrument securing the assumed note, the lender of the Note has the right to foreclose the Deed of Trust Lien and the Vendor's Lien. As a result of the default in payment of the assumed note, Quest Trust Company FBO Lisa Lacey IRA #2792611 now provides this notice of foreclosure; and

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3<sup>rd</sup> day of December, 2024, at 10:00 o'clock a.m., or within three (3) hours thereafter, I will sell, for cash, to the highest bidder the above-described Property at: Bastrop County, Texas *at the following location:*

*NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.*

FILED

**OCT 22 2024**

Krista Bartsch  
Bastrop County Clerk

9:23 Am

or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court for sales of property under Tex. Prop. Code §51.002 in Bastrop County, Texas, or if no place is designated by the Commissioners Court, the sale will be conducted, then within twenty (20) yards of where this notice is posted.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust Lien, sale of the Property is "as is and where is" and without any representations or warranties whatsoever, expressed or implied; all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Substitute Trustee or the holder of the Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Substitute Trustees or the holder of the Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Warranty Deed with Vendor's Lien or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the property shall be a third party beneficiary of the Note or Warranty Deed With Vendor's Lien, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Substitute Trustee or the holder of the Note.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.

By: 

Mark T. Sessums  
The Law Office of Mark T. Sessums, PLLC  
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155 Cimarron Park Loop  
Buda, TX 78610  
Tel. (512) 297-6832  
Fax. (512) (512) 975-2045  
Attorney for Quest Trust Company FBO Lisa  
Lacey IRA #2792611

By: 

Mark T. Sessums, Sharlet Watts, Angela Zavala,  
Michelle Jones or Richard Zavala, Jr,  
SUBSTITUTE TRUSTEE(s)