

Foreclosure Notices November 5, 2024

1. Sanchez, Jae & Sanchez, Willie III
2. Briones, Jose & Briones, Victoria
3. Saucedo, Marco A & Saucedo, Jeanette
4. Rice, James D. & Rice, Murrelyn S.
5. Cardenas, David & Bartsch, Monica Rose
6. Landin, Beatriz Adriana
7. Ochoa, Ruby Esther & Ochoa, Javier Cruz
8. DeLeon, Arturo Abisail & Sanchez, Elisa Florida Alma
9. Garcia, Jose Raul
10. McKenna, Tiffeny & McKenna, Michael
11. Zuniga, Mario Castro & Perez, Ma. Guadalupe
Hernandez

Foreclosure Notices November 5, 2024

12. Montgomery, Melinda

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

14. Richardson, Harold & Richardson, Shirley

15. Justice Home Buyers LLC aka Justice Home Buyers

16. Rodriguez, Valentin Jaramillo

17. NEU Community Creekside LLC

18. Laboy, Hector Hato & Laboy, Nicole

19. Laboy, Hector Hato & Laboy, Nicole

FILED

1

AUG 15 2024

Krista Bartsch
Bastrop County Clerk

9:56 AM

24-028022

800 Long Hollow Road #C, Dale, TX 78616

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: 11/05/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Bastrop County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 23, 2004 and recorded in the real property records of Bastrop County, TX and is recorded under Clerk's Book 1415, Book 982, Instrument number 200403709 with Jae Sanchez and Willie Sanchez, III (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jae Sanchez and Willie Sanchez, III, securing the payment of the indebtedness in the original amount of \$130,221.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRE (43,564 SQUARE FEET) OUT OF AND PART OF LOT 11, OF AUSTIN SKYLINE SUBDIVISION, SECTION SIX, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 57A, B.C.P.R. SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF LOT 12, OF SAID AUSTIN SKYLINE SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF LOT 13, OF SAID AUSTIN SKYLINE SUBDIVISION, LYING IN THE NORTHEAST RIGHT-OF-WAY LINE OF LONG HOLLOW DRIVE (A K.A COUNTY LINE DRIVE) (50' R.O.W.);

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID LONG HOLLOW DRIVE, NORTH 44 DEGREES 51 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 300 00 FEET PASSING THE SOUTHEAST CORNER OF LOT 11, OF SAID AUSTIN SKYLINE SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 12, CONTINUING FOR A TOTAL DISTANCE OF 500 00 FEET TO A CAPPED 1/2" IRON ROD SET FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID LONG HOLLOW DRIVE, NORTH 44 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A CAPPED 1/2" IRON ROD SET,



4822598

THENCE NORTH 44 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 572.58 FEET TO A CAPPED 1/2" IRON ROD SET;

THENCE SOUTH 45 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 229.99 FEET TO A CAPPED 1/2" IRON ROD SET, LYING IN THE SOUTHEAST LINE OF SAID LOT 11, SAME BEING THE NORTHWEST LINE OF SAID LOT 12;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 11, SOUTH 44 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 131.92 FEET TO A CAPPED 1/2" IRON ROD SET;

THENCE NORTH 45 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 199.99 FEET TO A CAPPED 1/2" IRON ROD SET;

THENCE SOUTH 44 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 440.95 FEET TO THE PLACE OF BEGINNING CONTAINING 1.00 ACRE (43564 SQUARE FEET) OF LAND.

6. **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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.
3476 Stateview Blvd
Fort Mill, SC 29715

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Elizabeth Anderson whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR 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 whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

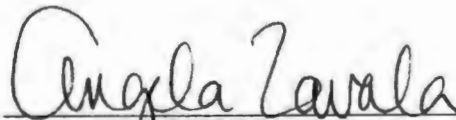
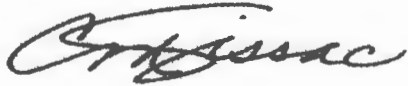
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

August 7, 2024

AUG 15 2024

Executed on

Executed on



James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Megan L. Randle, Ebbie Murphy, Sharlet Watts,
Angela Zavala, Michelle Jones, Elizabeth Anderson
OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 8/15/24 I filed at the office of the Bastrop County Clerk and caused to be posted at the Bastrop County courthouse this notice of sale.

Angela Zavala
Declarants Name: Angela Zavala
Date: 8/15/24

NOTICE OF SUBSTITUTE TRUSTEE SALE

| | |
|--|--|
| Deed of Trust Date: 9/21/2016 | Grantor(s)/Mortgagor(s): JOSE BRIONES, A MARRIED MAN AND VICTORIA BRIONES, HIS WIFE. |
| Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: GUILD MORTGAGE COMPANY LLC |
| Recorded in: Volume: N/A Page: N/A Instrument No: 201612526 | Property County: BASTROP |
| Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111 |
| Date of Sale: 11/5/2024 | Earliest Time Sale Will Begin: 10:00 AM |
| Place of Sale of Property: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Legal Description: LOT 1373, BLOCK 24, TAHITIAN VILLAGE, UNIT 5, AN ADDITION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGES 101A-106B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer 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, Michelle Jones or Richard Zavala, Jr, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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 beneficiary therein

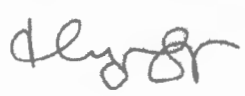
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

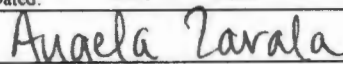
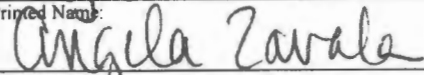
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 8/20/2024


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: AUG 22 2024

Printed Name: Angela Zavala

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

AUG 22 2024

Krista Bartsch
Bastrop County Clerk

8:09am

MH File Number: TX-24-103200-POS
Loan Type: FHA

24-02792
133 JUNIPER TRL, ELGIN, TX 78621

3

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

Property: The Property to be sold is described as follows:

LOT 143, THE ARBORS AT DOGWOOD CREEK, SECTION 2, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET 3, SLIDE 126B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 6, 2019 and recorded on December 10, 2019 at Instrument Number 201919372 in the real property records of BASTROP County, Texas, which contains a power of sale.

Sale Information: November 5, 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 MARCO A SAUCEDO AND JEANETTE SAUCEDO secures the repayment of a Note dated December 6, 2019 in the amount of \$321,077.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.

FILED

SEP 09 2024 10:55 Am

Krista Bartsch
Bastrop County Clerk



4824558

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 ServiceLink Auction 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 *07th* day of *Sept.*, 20*24*, 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).

4

NOTICE OF SUBSTITUTE TRUSTEE SALE

| | |
|--|---|
| Deed of Trust Date: 6/30/2003 | Grantor(s)/Mortgagor(s): JAMES D. RICE AND MURRELYN S. RICE |
| Original Beneficiary/Mortgagee: AMERQUEST MORTGAGE COMPANY | Current Beneficiary/Mortgagee: Chase Mortgage Holdings, Inc. s/b/m to JPMC Specialty Mortgage LLC |
| Recorded in: Volume: 1348 Page: 067 Instrument No: 200311487 | Property County: BASTROP |
| Mortgage Servicer: JPMorgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 1111 Polaris Parkway, Columbus, OH 43240 |
| Date of Sale: 11/5/2024 | Earliest Time Sale Will Begin: 10:00 AM |
| Place of Sale of Property: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Legal Description: LOTS 7 AND 8, BLOCK 59, M BURLESON ADDITION TO THE CITY OF SMITHVILLE, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 1, PAGE 24A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer 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, Michelle Jones or Richard Zavala, Jr, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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 beneficiary therein

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 begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 9/12/2024

Dylan Ruiz

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for JPMorgan Chase Bank, N.A.

Dated: SEP 19 2024 9-19-24

Angela Zavala
Printed Name: *Angela Zavala*

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

SEP 19 2024

Krista Bartsch
Bastrop County Clerk

3:57 pm

MH File Number: TX-24-104200-POS
Loan Type: Conventional Residential

FILED (5)

SEP 26 2024 8:56 AM

24-175956

Krista Bartsch
Bastrop County Clerk

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

| | |
|---|---|
| Deed of Trust Date: February 3, 2017 | Original Mortgagor/Grantor: DAVID CARDENAS AND MONICA ROSE BARTSCH |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1 |
| Recorded in: Volume: N/A Page: N/A Instrument No: 201702045 | Property County: BASTROP |
| Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING | Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601 |

* 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 above referenced loan.

Secures: Note in the original principal amount of \$149,384.00, executed by DAVID CARDENAS AND MONICA ROSE BARTSCH and payable to the order of Lender.

Property Address/Mailing Address: 222 FM 535, SMITHVILLE, TX 78957

Legal Description of Property to be Sold: LEGAL DESCRIPTION: BEING 2.000 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE THOMAS J. GAZLEY SURVEY, ABSTRACT NO. 33 IN BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 31.86 ACRE TRACT OF LAND CONVEYED TO CELESTINE MATOCHA FAMILY TRUST BY DEED RECORDED IN VOLUME 1107, PAGE 417, OFFICIAL RECORDS, BASTROP COUNTY TEXAS SAID 2.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE CURVING WESTERLY RIGHT-OF-WAY LINE OF F.M. 535 (80' R.O.W.) FOR THE NORTHEASTERLY CORNER HEREOF AND THE SOUTHEASTERLY CORNER OF THAT CERTAIN 1.255 ACRE TRACT OF LAND CONVEYED TO FORREST L. SANDERSON III BY DEED RECORDED IN VOLUME 992, PAGE 545 OF SAID OFFICIAL RECORDS;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID F.M. 535, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 612.93 FEET, AN ARC DISTANCE OF 269.83 FEET AND WHOSE CHORD BEARS S 41° 40' 08" W A DISTANCE OF 267.65 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT AND S 29° 12' 44" W A DISTANCE OF 110.68 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE LEAVING SAID RIGHT-OF-WAY AND CROSSING SAID MATOCHA 31.68 ACRE TRACT FOR THE SOUTHERLY LINE HEREOF N 60° 47' 16" W A DISTANCE



OF 248.46 FEET TO A 1/2" IRON ROAD SET IN THE CURVING EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (100' R.O.W.) FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 3478.37 FEET, AN ARC DISTANCE OF 351.33 FEET AND WHOSE CHORD BEARS N 34° 16' 57" E A DISTANCE OF 351.18 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWESTERLY CORNER HEREOF BEING THE SOUTHEASTERLY CORNER OF SAID SANDERSON 1.255 ACRE TRACT;

THENCE S 65° 24' 27" E A DISTANCE OF 276.05 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.

| | |
|--|--|
| Date of Sale: November 05, 2024 | Earliest time Sale will begin: 10:00 AM |
|--|--|

Place of sale of Property: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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 begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPLI*, the owner and holder of the Note, has requested Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPLI* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Angela Zavala

SUBSTITUTE TRUSTEE

Sharlet Watts, Angela Zavala, Michelle Jones or Richard
Zavala, Jr, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004 PH:
(470)321-7112

6

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

OCT 02 2024

Krista Bartsch
Bastrop County Clerk

1:12 PM

Date: **October 1, 2024**

Substitute Trustee: **SAN JUANA ALVAREZ**

Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Note: **ONE HUNDRED THIRTEEN THOUSAND AND NO/100THS
DOLLARS (\$113,000.00)**

Deed of Trust

Date: **January 21, 2022**

Grantor: **BEATRIZ ADRIANA LANDIN, a married person**

Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated January 21, 2022, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership BEATRIZ ADRIANA LANDIN, a married person, recorded under Clerk's Document No. 202202803 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith BEATRIZ ADRIANA LANDIN, a married person, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202202804 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 17, Block D, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.**

County: **Bastrop**

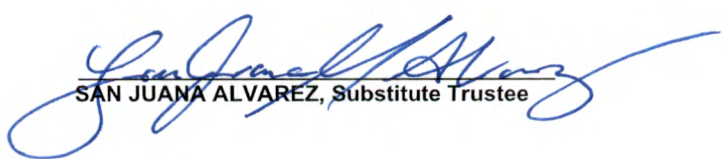
Date of Sale (first Tuesday of month): **November 5, 2024**

Time of Sale: **10:00 a.m.**

Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602.**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

FILED

7

OCT 02 2024

Krista Bartsch
Bastrop County Clerk

1:12pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **October 1, 2024**

Substitute Trustee: **SAN JUANA ALVAREZ**

Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Note: **SEVENTY-TWO THOUSAND NINE HUNDRED FIFTY AND
NO/100THS DOLLARS (\$72,950.00)**

Deed of Trust

Date: **February 28, 2020**

Grantor: **RUBY ESTHER OCHOA, and husband, JAVIER CRUZ OCHOA**

Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated February 28, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership RUBY ESTHER OCHOA, and husband, JAVIER CRUZ OCHOA, recorded under Clerk's Document No. 202004695 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith RUBY ESTHER OCHOA, and husband, JAVIER CRUZ OCHOA, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202004696 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 15, Block D, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.**

County: **Bastrop**

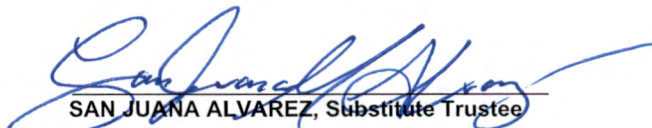
Date of Sale (first Tuesday of month): **November 5, 2024**

Time of Sale: **10:00 a.m.**

Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602.**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.



SAN JUANA ALVAREZ, Substitute Trustee

FILED

8

OCT 02 2024

Krista Bartsch
Bastrop County Clerk

1:12pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **October 1, 2024**

Substitute Trustee: **SAN JUANA ALVAREZ**

Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**

Note: **NINETY-NINE THOUSAND AND NO/100THS DOLLARS
(\$99,000.00)**

Deed of Trust

Date: **AUGUST 4, 2021**

Grantor: **ARTURO ABISAIL DE LEON, and wife ELISA FLORIDALMA SANCHEZ**

Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated AUGUST 4, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership ARTURO ABISAIL DE LEON ,AND WIFE ELISA FLORIDALMA SANCHEZ, recorded under Clerk's Document No. 202118400 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ARTURO ABISAIL DE LEON, and wife ELISA FLORIDALMA SANCHEZ, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202118401 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 31, Block F, LOS MILAGROS, PHASE 1, Bastrop County, Texas, according to the map recorded Cabinet 7, Page No. 98-B to 99-A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

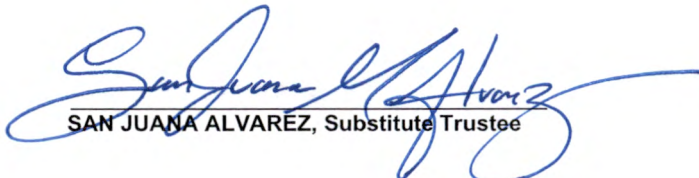
Date of Sale (first Tuesday of month): **November 5, 2024**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.



SAN JUANA ALVAREZ, Substitute Trustee

9

FILED

OCT 02 2024

Krista Bartsch
Bastrop County Clerk

1:12pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **October 1, 2024**
Substitute Trustee: **SAN JUANA ALVAREZ**
Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**
Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**
Note: **NINETY-THREE THOUSAND SEVEN HUNDRED FIFTY AND
NO/100THS DOLLARS (\$93,750.00)**

Deed of Trust

Date: **August 4, 2021**
Grantor: **JOSE RAUL GARCIA, a single person**
Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated August 4, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership JOSE RAUL GARCIA, a single person, recorded under Clerk's Document No. 202119491 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE RAUL GARCIA, a single person, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202119520 Official Records, Bastrop County, Texas. Assumption Agreement dated April 28, 2022, recorded under Clerk's Document No. 202211404, Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 13, Block D, LOS MILAGROS PHASE 2, Bastrop County, Texas, according to the map recorded Cabinet 7, Page No. 111-A to 111-B, in the Map Records of Bastrop County, Texas**

County: **Bastrop**
Date of Sale (first Tuesday of month): **November 5, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

10

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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.

DEED OF TRUST INFORMATION:

Date: 11/09/2022
Grantor(s): TIFFANY MCKENNA AND MICHAEL MCKENNA, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$276,000.00
Recording Information: Instrument 202223844
Property County: Bastrop
Property: (See Attached Exhibit "A")
Reported Address: 320 GETTYSBURG LOOP, ELGIN, TX 78621-3867

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bastrop County Commissioner's Court, at the area most recently designated by the Bastrop County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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., Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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., Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

OCT 03 2024

Krista Bartsch
Bastrop County Clerk

9:10 Am

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): 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., Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Angela Zavala whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 10/3/24 I filed and / or recorded 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.

By: Angela Zavala

Exhibit "A"

LAND SITUATED IN THE CITY OF ELGIN IN THE COUNTY OF BASTROP IN THE STATE OF TX

LOT 4-56, SHENANDOAH SUBDIVISION PHASE IV, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 76B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED

11

OCT 07 2024

Krista Bartsch
Bastrop County Clerk

10:14 AM

**NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" 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.

DATE OF NOTICE: October 7, 2024

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: April 6, 2023

GRANTOR: Mario Castro Zuniga & Ma. Guadalupe Hernandez Perez

TRUSTEE: Michael H. Patterson

LENDER: Haystack Homes Milagros Registered Series of Haystack Homes, LLC

CURRENT HOLDER: Haystack Homes Milagros Registered Series of Haystack Homes, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202305093 of the real property records of Bastrop County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

LOT 12, BLOCK G, LOS MILAGROS, PHASE 2, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED CABINET 7, SLIDE 111-A TO 111-B, MAP RECORDS OF BASTROP COUNTY, TEXAS, AS CORRECTED IN CC# 202118138, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 355 MARGARITA DRIVE, DALE, TEXAS 78616)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Mario Castro Zuniga & Ma. Guadalupe Hernandez Perez, securing the payment of the indebtedness in the original principal amount of \$310,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** Haystack Homes Milagros Registered Series of Haystack Homes, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: November 5, 2024

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE LOCATED AT 803 PINE STREET, BASTROP, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT. 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 OF TRUSTEE'S SALE WAS POSTED.*

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 Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

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, Haystack Homes Milagros Registered Series of Haystack Homes, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Haystack Homes Milagros Registered Series of Haystack Homes, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Haystack Homes Milagros Registered Series of Haystack Homes, LLC'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Haystack Homes Milagros Registered Series of Haystack Homes, LLC, 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 Haystack Homes Milagros Registered Series of Haystack Homes, LLC. 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, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

Notice Pursuant to Section 51.0025 of the Texas Property Code

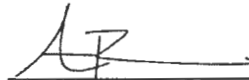
DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Haystack Homes Milagros Registered Series of Haystack Homes, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all

applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Haystack Homes Milagros Registered Series of Haystack Homes, LLC Contact information for DIA Servicing, LLC, may be found below:

DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229

Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com

Renfro Law, PLLC

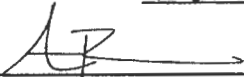


By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com


CERTIFICATION OF MAILING

Mario Castro Zuniga
Ma. Guadalupe Hernandez Perez
355 Margarita Drive
Dale, Texas 78616

DATE SENT: OCTOBER 7, 2024
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-2156-8879-07

BY: 

I HEREBY CERTIFY THAT ON OCTOBER 7, 2024, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

12

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 28, 2022, and recorded under Volume, Page or Clerk's File No. Instrument Number 202206286 in the real property records of BASTROP County Texas, with Melinda Montgomery, as Grantor(s) and Alejandrino Alvarez, as beneficiary and Original Mortgagee.

Deed of Trust executed by Melinda Montgomery securing payment of the indebtedness in the original principal amount of \$499,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Melinda Montgomery. Alejandrino Alvarez is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust.

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 above referenced loan. Bastrop Law Group, PLLC is representing and acting as the Mortgage Servicer for the Mortgagee. Bastrop Law Group, PLLC's address is: 1108 Walnut Street, Bastrop, Texas 78602.

PROPERTY:

Tract 1: 12.000 acres, more or less, out of and a part of the LUBEL LEVERENCE SURVEY, Abstract NO. 225, in Bastrop County, Texas; said 12.000 acre tract being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof for all purposes.

Tract 2: EASEMENT ESTATE ONLY IN AND INTO that certain 20 foot access easement out of und a part of the LUBEL LEVERENCE SURVEY, ABSTRACT NO. 225, in Bastrop County, Texas, as created in Volume 1068, Page 481 and 1160, Page 68, Official Records of Bastrop County, Texas; being more particularly described by metes and bounds in Exhibit "A-2" attached hereto and made a part hereof for all purposes.

SALE INFORMATION

Date of Sale: November 5, 2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: Bastrop County Courthouse, 804 Pecan Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately next to where the Notice was posted.

FILED

OCT 07 2024

Krista Bartsch

Bastrop County Clerk

10:38 Am

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust and applicable law.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

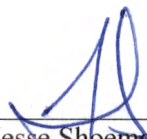
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee 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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jesse R. Shoemaker, Chris W. Kirby, Bastrop Law Group, PLLC, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is: Bastrop Law Group, PLLC, 1108 Walnut Street, Bastrop, TX 78602

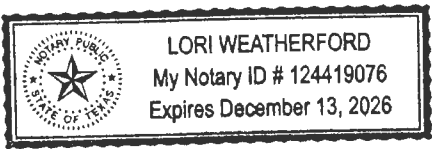
EXECUTED as of the 7th day of October, 2024



Jesse Shoemaker
SBOT No. 24072463
Bastrop Law Group, PLLC
1108 Walnut Street
Bastrop, Texas 78602
(512) 240-9565

STATE OF TEXAS §
COUNTY OF BASTROP §

Before me, the undersigned notary public, on this day personally appeared Jesse Shoemaker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.





Notary Public, State of Texas

EXHIBIT "A-1"

FIELD NOTES FOR A 12,000 ACRE TRACT IN THE LUBEL LEVERENCE SURVEY, BASTROP COUNTY, TEXAS.

BEING a 12,000 acre tract or parcel of land out of and being a part of the Lubel Leverage Survey, A-225, in Bastrop County, Texas, and being a part of that certain 23.95 acre tract described as Tract No. 5, in a deed from Richard E. Myers, et al, to Kable Smith, dated April 11, 1963, recorded in Volume 160, Page 354, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by meters and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod set at a fence corner at the intersection of the west line of the said 23.95 acre tract with the north line of County Road No. 215, the southeast corner of the George White, Jr., et al, 18.33 acre tract described in a deed recorded in Volume 165, Page 410, Bastrop County Deed Records.

THENCE with the west line, as fenced, of the 23.95 acre tract and east line of the White 18.33 acre tract, N 00 deg. 00 min. 00 sec. W, 602.76 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract.

THENCE continuing with the west line of the 23.95 acre tract and east line of the White 18.33 acre tract, N 00 deg. 00 min. 00 sec. W, 196.94 feet to a 3/4 inch iron pipe found at a fence corner, the northeast corner of the White 18.33 acre tract and southeast corner of that certain 6.517 acre tract set aside to Essie L. Bedford Gonzales in a Partition Deed, recorded in Volume 537, Page 657, Bastrop County Deed Records, for an angle corner of this tract.

THENCE continuing with the west line of the 23.95 acre tract and east line of the Gonzales 6.517 acre tract, N 00 deg. 14 min. 15 sec. W, 456.84 feet to a 5/8 inch iron rod set at a fence corner, the northwest corner of the said 23.95 acre tract, the southwest corner of that certain 23.95 acre tract described as Tract No. 6 in a deed from Sue White Hodge to Leo E. Hodge, et al, recorded in Volume 172, Page 419, Bastrop County Deed Records, for the northwest corner of this tract.

THENCE with the south line, as fenced, of the Hodge 23.95 acre tract and north line of the 23.95 acre tract of which this is a part, N 89 deg. 27 min. 42 sec. E, 801.66 feet to a 5/8 inch iron rod set at a fence corner where same corner in the east line of the said Lubel Leverage Survey and west line of the Samuel French Survey, A165, for the northeast corner of this tract.

THENCE with the east line, as fenced, of the Lubel Leverage Survey and said 23.95 acre tract, the west line of the Samuel French Survey, S 00 deg. 09 min. 17 sec. W, 633.82 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE crossing said 23.95 acre tract, S 89 deg. 27 min. 42 sec. W, 798.00 feet to the POINT OF BEGINNING, containing 12,000 acres of land.

Dale L. Olson

Dale L. Olson
RMLS 1753



Order #180199-1

EXHIBIT "A-2"
EASEMENT

FIELD NOTES FOR A 20 FOOT ACCESS EASEMENT IN THE LUBEL
LEVERENCE SURVEY, BASTROP COUNTY, TEXAS.

BEING a 20 foot access easement out of and being a part of the Lubel
Leverence Survey, A-225, in Bastrop County, Texas, and being a part of
that certain 23.95 acre tract described as Tract No. 5, in a deed from
Richard E. Myers, et al. to Katie Smith, dated April 11, 1963, recorded in
Volume 160, Page 354, Bastrop County Deed Records. Herein described
access easement being more particularly described by metes and bounds as
follows:

BEGINNING at a 5/8 inch iron rod set at a fence corner at the
intersection of the west line of the said 23.95 acre tract with the north line
of County Road No. 215, the southeast corner of the George White, Jr., et
al., 18.33 acre tract described in a deed recorded in Volume 165, Page 410,
Bastrop County Deed Records, for the southwest corner of the herein
described easement.

THENCE with the west line, as fenced, of the 23.95 acre tract and
east line of the White 18.33 acre tract, N 00 deg. 00 min. 00 sec. W,
602.75 feet to a 5/8 inch iron rod set for the northeast corner of the herein
described easement.

THENCE N 89 deg. 27 min. 42 sec. E, 20.00 feet to a point for the
northeast corner of the herein described easement.

THENCE on a line 20 feet from and parallel to the west line of the
23.95 acre tract, S 03 deg. 00 min. 00 sec. E, 598.56 feet to a point in the
north line of the before mentioned county road, for the southeast corner of
the herein described easement.

THENCE with the north line of said county road, S 77 deg. 38 min. 43
sec. W, 20.47 feet to the POINT OF BEGINNING.

13

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 5th day of November, 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 07 2024

Krista Bartsch
Bastrop County Clerk

2:57pm

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 of 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
PO Box 150573
Austin, Texas 78715
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)

14

RECORDING REQUESTED BY:

FILED

OCT 10 2024

Krista Bartsch
Bastrop County Clerk

8:33 Am

WHEN RECORDED MAIL TO:

Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz,
Violet Nunez, Daniel McQuade, Marcela Cantu, Cary
Corenblum, Joshua Sanders, Aleena Litton, Matthew
Hansen, Vanna Ho, , Sharlet Watts, Angela Zavala,
Richard Zavala Jr., Michelle Jones
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX14000201-24-1

APN 26503 || R26503

TO No 240502974-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 24, 2006, HAROLD RICHARDSON, A MARRIED MAN AND SHIRLEY RICHARDSON, A MARRIED WOMAN, JOINT TENANTS as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of DANIEL HERNDON as Trustee, HOME FEDERAL SAVINGS AND LOAN as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$90,000.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on October 25, 2006 as Document No. 200616287 in Book 1685, on Page 496-514 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 26503 || R26503

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 **Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Vanna Ho, , Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones** 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.

TS No TX14000201-24-1

APN 26503 || R26503

TO No 240502974-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 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: **Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602, or in the area designated by the Commissioner's Court.**

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.


By: Aarti Patel, 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.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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.

TS No TX14000201-24-1

APN 26503 || R26503

TO No 240502974-TX-RWI

EXHIBIT "A"

LOT 42, UNIT NO. 1, LAKE BASTROP ESTATES SUBDIVISION, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 1, PAGE 35B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

15

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 AT THE ADDRESS SET FORTH HEREIN.

Notice of Foreclosure Sale

Date: October 10, 2024

Note: That certain Real Estate Lien Note in the original principal amount of \$700,000.00, dated July 20, 2023, executed by Justice Home Buyers, LLC, a/k/a Justice Home Buyers, as Borrower, and Matthew James Justice, Elizabeth June Anderson Justice and Kenneth Chinchilla, as Guarantors, payable to the order of Texas Notes, LLC, plus all other indebtedness owing the Lenders by the Mortgagor/Borrower, secured by the first lien Deed of Trust described below

Lenders: Texas Notes, LLC and Kimberly K. Wiita, Latir Inc. Solo 401(k), and RG Partners, LLC, pursuant to those certain Loan Purchase Agreement(s), executed by Lenders and/or Transfer and Assignment of Liens executed by Texas Notes, LLC, such Transfers and Assignments of Liens recorded in the Official Public Records of Bastrop County, Texas under (a) Instrument No. 202311811 from Texas Notes, LLC, Assignor to Kimberly K. Wiita, Assignee; (b) Instrument No. 202311648 from Texas Notes, LLC, Assignor to Latir Inc. Solo 401(k), Assignee; and (c) Instrument No. 202315330 from Texas Notes, LLC, Assignor to RG Partners, LLC, Assignee, and any successors and/or assigns of any of the aforementioned parties.

Successor/Substitute Trustee: Sharlet Watts, Angela Zavala, Richard Zavala, Jr., Michelle Jones or David Garvin, any to act

Successor/ Substitute Trustee's Address: The street address for Sharlet Watts, Angela Zavala, Richard Zavala, Jr., Michelle Jones and David Garvin is 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179.

FILED

OCT 10 2024

Krista Bartsch
Bastrop County Clerk

8:33 Am

Telephone: (817) 236-0064 Email: foreclosureservices@lsc.com.net.

Deed of Trust: Deed of Trust (Security Agreement and Financing Statement)
Date of Deed of Trust: July 20, 2023

Borrower/Grantor: Justice Home Buyers, LLC a/k/a Justice Home Buyers

Beneficiary: Texas Notes, LLC

Recording Information: Deed of Trust (Security Agreement and Financing Statement) recorded under Instrument No. 202311001, of the Official Public Records of Bastrop County, Texas

Legal Description: LOT 100 OF AMENDED PLAT OF RIVER CROSSING-SECTION ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 3, PAGES 51 A - 52 B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, which currently has the address of 179 PALO DURO DRIVE, CEDAR CREEK, TEXAS 78612 (the "Real Property")

Property: The Real Property, improvements, and any other property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

County: Bastrop County, Texas.

Terms of Sale: All cash or cash equivalent, except that the owners and holders of the indebtedness, and/or the Loan Servicer, Texas Notes, LLC may bid as a credit against the indebtedness owing Lenders.

Date of Sale: November 5, 2024

Time of Sale: The Sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; **the earliest at which time the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place of Sale: The foreclosure sale will be conducted at the north door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, TX 78602, or, in the area designated by the Commissioner Court of Bastrop County, Texas pursuant to § 51.002 of the Texas Property Code as the place where foreclosure

sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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, Lenders, the owners of the Note, have requested the Loan Servicer, Texas Notes, LLC (the "Loan Servicer"), to designate Successor/Substitute Trustee(s) to sell the Property and that the foreclosure be administered by Texas Notes, LLC, as the Loan Servicer pursuant to those certain written Loan Purchase Agreement(s) executed by Lenders, in favor of Texas Notes, LLC, which grants the Loan Servicer authority to service the Note, which includes the administration of all rights of collection and foreclosure. The address of the Loan Servicer, Texas Notes, LLC, is 615 Heights Blvd., Houston, Texas 77007, Attention: Mr Apostolos (aka Paul) A, Lamnatos, Managing Member.

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

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Loan Servicer, on behalf of Lenders, election to proceed against and sell both the Real Property and any personal property described in the Deed of Trust in accordance with Lenders' rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

If Lenders and/or the Loan Servicer 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 Lenders. 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, Successor/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 Successor/Substitute Trustee.

Angela Zavala

~~Sharlet Watts, Angela Zavala, Richard Zavala, Jr., Michelle Jones or David Garvin, any to act~~

Name and Address of Sender of this Notice:

Preston T. Towber, Attorney for Texas Notes, LLC
Loan Servicer and one of the Lenders
The Towber Law Firm PLLC
1111 Heights Blvd.
Houston, Texas 77008
Tel: (832) 485-3555
Email: preston@towberlaw.com

Address of Texas Notes, LLC

**In its capacity as Loan Servicer and
One of the Lenders:**

Texas Notes, LLC
615 Heights Blvd.
Houston, TX. 77007
Attention: Mr Apostolos (aka Paul) A, Lamnatos, Managing Member.
Tel: (281) 221-7383
Email: paul@blinklending.com

16

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 11, 2024

FILED

NOTE: Real Estate Lien Note described as follows:

OCT 11 2024

Date: November 22, 2022
Maker: Valentin Jaramillo Rodriguez
Payee: Arbuckle Road LLC, a Texas limited liability company
Original Principal Amount: \$199,000.00

Krista Bartsch
Bastrop County Clerk
11:15 Am

DEED OF TRUST: Deed of Trust described as follows:

Date: November 22, 2022
Grantor: Valentin Jaramillo Rodriguez
Trustee: Charles H. Newman
Beneficiary: Arbuckle Road LLC, a Texas limited liability company
Recorded in: Document No. 202224425 of the Official Public Records of Bastrop County, Texas

LENDER: Arbuckle Road LLC, a Texas limited liability company

BORROWER: Valentin Jaramillo Rodriguez

PROPERTY: The real property described as follows:

Lot 11, BALCH ROAD SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet 7, Page 215-B, Plat Records of Bastrop County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to such real property, as more particularly described in the Deed of Trust.

SUBSTITUTE TRUSTEES AND MAILING ADDRESSES:

Bart J. Cicuto
Jackson Walker L.L.P.
100 Congress Avenue, Suite 1100
Austin, Texas 78701

Spence M. Howden
Jackson Walker L.L.P.
100 Congress Avenue, Suite 1100
Austin, Texas 78701

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

November 5, 2024, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the north door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Bastrop County, Texas, or as designated by the Commissioners Court of Bastrop County, Texas, for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Bastrop County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note, and the holder of the Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

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 OR 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.



Spence M. Howden
Substitute Trustee

17

FILED

OCT 15 2024

Krista Bartsch
Bastrop County Clerk

9:14 Am

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 15, 2024

SUBSTITUTE TRUSTEE: MEGAN L. RANDLE, EBBIE MURPHY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, JENNYFER SAKIEWICZ, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: April 1, 2022 to be effective April 4, 2022

Grantor: NEU COMMUNITY CREEKSIDE LLC,
a Texas limited liability company

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC,
as to an undivided 95.00% (\$5,700,000.00/\$6,000,000.00) interest;
STALLION TEXAS REAL ESTATE FUND II - REIT, LLC,
as to an undivided 5.00% (\$300,000.00/\$6,000,000.00) interest;

Beneficiary's Mailing Address: c/o Stallion Funding, LLC
10119 Lake Creek Pkwy., Suite 202
Austin, Texas 78729

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202207533, Official Public Records, Bastrop County, Texas; Document No. 202212319, Official Public Records, Bastrop County, Texas; Document No. 202213246, Official Public Records, Bastrop County, Texas; Document No. 202218055, Official Public Records, Bastrop County, Texas

Property:

Being all of that certain tract or parcel of land containing 141.079 acres, more or less, situated in the Ruben Gage Survey, Abstract No. 31; and the Atauacio Garcia Survey, Abstract No. 32; Bastrop County, Texas, being a portion of that called 582.401 acre tract conveyed by the deed recorded under Document No. 202114074 of the Official Public Records of Bastrop County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached to the above-referenced deed of trust.



Together with all personal property described in the above-referenced deed of trust.

NOTE:

Date: April 1, 2022 to be effective April 4, 2022

Amount: \$6,000,000.00

Debtor: NEU COMMUNITY CREEKSIDE LLC,
a Texas limited liability company

Holder: STALLION TEXAS REAL ESTATE FUND, LLC,
as to an undivided 28.33% (\$1,700,000.00/\$6,000,000.00) interest;
STALLION TEXAS REAL ESTATE FUND II – REIT, LLC,
as to an undivided 5.00% (\$300,000.00/\$6,000,000.00) interest;
AUSTERRA STABLE INCOME FUND, L.P.,
as to an undivided 66.67% (\$4,000,000.00/\$6,000,000.00) interest

DATE OF SALE OF PROPERTY:

Tuesday, November 5, 2024, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

At the north door of the Bastrop County Courthouse 803 Pine Street, Bastrop, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Trustee and
Attorney for Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

FILED

OCT 15 2024

Krista Bartsch
Bastrop County Clerk

10:24 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. **Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Deed of Trust:

Date: February 8, 2023
Grantor(s): Hector Hato Laboy and Nicole Laboy
Recorded In: Document No. 202301772, Bastrop County, Texas

Property: Lot 6, JEDDO ROAD RANCHETTES, according to the map or plat thereof, recorded in Plat Cabinet No. 7, Page 195B, Plat Records, Bastrop County, Texas (the "Property").

Lender: Champion 360 RKB, LLC ("Champion")

Property to Be Sold:

Property described hereof; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Information regarding the public sale to be held:

Substitute Trustee: Noel Stout or Joshua Crowley, Substitute Trustee
Appointed by written instrument in Document No. 202412788, Bastrop County, Texas.

Date of Sale: November 5, 2024, being the first Tuesday in said month.

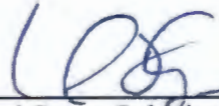
Time of Sale: The sale will begin at 10:00 AM or not later than three hours after that

Place of Sale: The area located on the front steps of the Historical Courthouse Building at 803 Pine Street, Bastrop, Texas 78602 or in the area designated by the commissioner's court pursuant to Section 51.002 of the Texas Property Code.

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, Champion 360 RKB, LLC, appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Champion 360 RKB, LLC makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Noel Stout, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 14, 2024, by Noel Stout, in his capacity as Substitute Trustee



Notary Public, in and for the State of Texas

(Personalized Seal)



FILED
OCT 15 2024
Krista Bartsch
Bastrop County Clerk
2:52 pm

19

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. **Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Deed of Trust:

Date: February 8, 2023
Grantor(s): Hector Hato Laboy and Nicole Laboy
Recorded In: Document No. 202301772, Bastrop County, Texas

Property: Lot 6, JEDDO ROAD RANCHETTES, according to the map or plat thereof, recorded in Plat Cabinet No. 7, Page 195B, Plat Records, Bastrop County, Texas (the "Property").

Lender: Champion 360 RKB, LLC ("Champion")

Property to Be Sold:

Property described hereof; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Information regarding the public sale to be held:

Substitute Trustee: Noel Stout or Joshua Crowley, Substitute Trustee
Appointed by written instrument in Document No. 202412788, Bastrop County, Texas.

Date of Sale: November 5, 2024, being the first Tuesday in said month.

Time of Sale: The sale will begin at 10:00 AM or not later than three hours after that

Place of Sale: The area located on the front steps of the Historical Courthouse Building at 803 Pine Street, Bastrop, Texas 78602 or in the area designated by the commissioner's court pursuant to Section 51.002 of the Texas Property Code.

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, Champion 360 RKB, LLC, appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Champion 360 RKB, LLC makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Noel Stout, Substitute Trustee


ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 15th, 2024, by Noel Stout, in his capacity as Substitute Trustee

(Personalized Seal)



Notary Public, in and for the State of Texas

