

Foreclosure Notices October 1, 2024

1. Briggs, Cody Alan

2. Williams, Robert & Williams, Sharie

3. Bowen-Brooks, Kyle & Brooks, Ciera

4. Olivo, Ranferi & Martinez, Lorena Romero

---

---

---

---

---

---

---

---

---

---

1

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 9, 2020, CODY ALAN BRIGGS, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202021992 in the DEED OF TRUST OR REAL PROPERTY RECORDS of BASTROP COUNTY, TEXAS; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 1, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 in **BASTROP COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 15, BLOCK 1, DOUBLE C COUNTRY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 6, PAGE 122B RECORDS, BASTROP COUNTY, TEXAS.

MOBILE/MANUFACTURED HOME DESCRIPTION: 2021 CHAMPION 24-CSD3256K 56 X 32 125-000-H-A010318AB NTA2016949, NTA2016950.

Property Address: 121 DOUBLE C DRIVE, CEDAR CREEK, TX 78612  
Mortgage Servicer: NATIONSTAR  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND this 11<sup>th</sup> day of July 2024.

*Angela Zavala*

Megan L. Randle, Ebbie Murphy, Sharlet Watts,  
Angela Zavala, Michelle Jones, Jennifer Sakiewicz,  
Megan Randle-Bender, Angela Zavala, Richard  
Zavala, Jr., Marinosci Law Group PC

FILED

**JUL 11 2024**

Krista Bartsch  
Bastrop County Clerk

10:48 Am

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

24-02038  
14004 PRASKY TRL, ELGIN, TX 78621

2

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

- Property:** The Property to be sold is described as follows:  
  
LOT 37, BLOCK C, OF PEPPERGRASS PHASE 1B, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET 7, PAGE 65A, PLAT RECORDS, BASTROP COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated November 30, 2021 and recorded on December 2, 2021 at Instrument Number 202125735 in the real property records of BASTROP County, Texas, which contains a power of sale.
- Sale Information:** October 1, 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 ROBERT WILLIAMS AND SHARIE WILLIAMS secures the repayment of a Note dated November 30, 2021 in the amount of \$322,068.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4820638

FILED

JUL 11 2024

Krista Bartsch  
Bastrop County Clerk

10:48 Am

*Nicki Company*

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

*Angela Zavala*

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

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

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 11<sup>th</sup> day of July, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BASTRO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



FILED

3

JUL 25 2024

Krista Bartsch

Bastrop County Clerk

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

9:53am

**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.**

Matter No.: 125802-TX

Date: July 22, 2024

County where Real Property is Located: Bastrop

ORIGINAL MORTGAGOR: KYLE BOWEN-BROOKS, A MARRIED MAN, JOINED HEREIN BY HIS WIFE, CIERA BROOKS, SOLELY ON A PRO FORMA BASIS FOR THE PURPOSE TO PERFECT THE SECURITY INTEREST HEREIN, BUT NOT OTHERWISE BE LIABLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 8/29/2022, RECORDING INFORMATION: Recorded on 8/29/2022, as Instrument No. 202218825

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 10, BLOCK D, HUNTERS CROSSING SECTION THREE B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 130B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/1/2024, the foreclosure sale will be conducted in Bastrop County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262



Matter No.: 125802-TX

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.

**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 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, AUCTION.COM, MEGAN L. RANDLE, EBBIE MURPHY, JENNYFER SAKIEWICZ, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

4

FILED

JUL 26 2024

Krista Bartsch  
Bastrop County Clerk

8:03am

### Notice of Substitute Trustee Sale

T.S. #: 23-9376

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

Date: 10/1/2024  
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM  
Place: Bastrop County Courthouse in BASTROP, Texas, at the following location: At the north door of the Bastrop County Courthouse 803 Pine Street, Bastrop, TX, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

Being 8.18 acres of land, more or less, out of the Lydia Glasgow Survey, Abstract No. 244, in Bastrop County, Texas, and being a part of that 18.186 acre tract conveyed to Trisha Grabarkewitz and Ted Grabarkewitz by Warranty Deed recorded in Clerk's File No. 201411692, Official Public Records, Bastrop County, Texas; Said 8.18 acres to be more particularly described by metes and bounds as required on Schedule "C" hereof.

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 9/4/2020 and is recorded in the office of the County Clerk of Bastrop County, Texas, under County Clerk's File No 202015264, recorded on 9/9/2020, of the Real Property Records of Bastrop County, Texas.  
Property Address: 136 LOCKWOOD RD RED ROCK Texas 78662

Trustor(s): RANFERI OLIVO and LORENA ROMERO MARTINEZ  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., MERS, AS NOMINEE, AS BENEFICIARY FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: Planet Home Lending, LLC, Loan Servicer: Planet Home Lending, LLC

Current Substituted Trustees: Auction.com, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan Randle-Bender aka Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Rick Snoke, Prestige Default Services, LLC,

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.



T.S. #: 23-9376

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by RANFERI OLIVO and LORENA ROMERO MARTINEZ, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$283,765.00, executed by RANFERI OLIVO and LORENA ROMERO MARTINEZ, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., MERS, AS NOMINEE, AS BENEFICIARY FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RANFERI OLIVO and LORENA ROMERO MARTINEZ, HUSBAND AND WIFE to RANFERI OLIVO and LORENA ROMERO MARTINEZ. Planet Home Lending, LLC, is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Planet Home Lending, LLC**  
321 Research Parkway  
Meriden, Connecticut 06450-8301  
(855) 884-2250

Dated: 7/26/24

Auction.com, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan Randle-Bender aka Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Rick Spoke, Prestige Default Services, LLC, .

*Angela Zavala*

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (866) 539-4173  
Website: <https://www.servicelinkauction.com>