

**Foreclosure Notices:** April 7, 2026

1. Cardenas, Charlie L. & Cardenas, Jyssica R.

2. Hale, Jeremy L. & Hale, Teresa De Jesus

3. Fabela, Faustino

4. Fogle, Summer

5. Alzjandro, Viviana & Alzjandro, Melvin

6. Carter, Leora & Rodriguez, Edna L

7. Jackson, Kenneth L. & Jackson, Renarda

FILED

JAN 22 2026

Krista Bartsch  
Bastrop County Clerk

10:46 AM  
**NOTICE OF FORECLOSURE SALE**

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

**1. Property to Be Sold.** The property to be sold is described as follows: LEGAL DESCRIPTION: BEING A 1.319 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF THE B.A.M. THOMAS SURVEY, ABSTRACT 378 IN BASTROP COUNTY, TEXAS AND ALSO BEING A PORTION OF LOT 2, LAKE BASTROP RANCHETTES SECTION 3, AN UNRECORDED SUBDIVISION IN BASTROP COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO PLEDGED PROPERTY IX, LLC, BY DEED RECORDED IN VOLUME 1385, PAGE 339 OF THE OFFICIAL RECORDS OF BASTROP COUNTY; SAID 1.319 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES EAST GARON AND ASSOCIATES IN FEBRUARY, 2004:

BEGINNING AT A 3/8 INCH ICON ROD FOUND IN THE NORTHERLY R-O-W (50 FEET ROW) LINE OF PERSHING DRIVE FOR THE SOUTHEASTERLY CORNER HEREOF, FROM WHICH AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 3.328 ACRE TRACT OF LAND, KNOWN AS LOT 2 AND AS DESCRIBED BY DEED IN VOLUME 224, PAGE 701 OF SAID DEED RECORDS BEARS SOUTH 78 DEGREES 05 MINUTES 45 SECONDS EAST A DISTANCE OF 611.59 FEET:

THENCE NORTH 78 DEGREES 05 MINUTES 45 SECONDS WEST A DISTANCE OF 173.60 FEET WITH SAID RIGHT OF WAY LINE TO A CALCULATED POINT IN A POND FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE NORTH 04 DEGREES 31 MINUTES 17 SECONDS EAST A DISTANCE OF 341.54 FEET TO A CALCULATED POINT IN A POND FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE SOUTH 75 DEGREES 59 MINUTES 11 SECONDS EAST, PASSING AT A DISTANCE OF 32.81 FEET A 1/2 INCH IRON ROD FOUND FOR REFERENCE POINT AND CONTINUING FOR A TOTAL DISTANCE OF 169.85 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE SOUTH 343 FEET 50 INCHES WEST A DISTANCE OF 334.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.319 ACRES OF LAND, MORE OR LESS, AND AS SHOWN ON SKETCH OF SURVEY PREPARED HERewith.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/10/2017 and recorded in Document 201703420 real property records of Bastrop County, Texas.

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

Date: 04/07/2026

Time: 10:00 AM

Place: Bastrop County, Texas at the following location: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by CHARLIE L. CARDENAS AND JESSICA R. CARDENAS, provides that it secures the payment of the indebtedness in the original principal amount of \$121,558.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

  
Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.realtybid.com/texas](http://www.realtybid.com/texas) or (877) 518-5700

Certificate of Posting

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

FILED

JAN 23 2026

Krista Bartsch  
Bastrop County Clerk

10:47 AM

159 BIG BOW  
SMITHVILLE, TX 78957

00000010713808

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: April 07, 2026

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

Place: THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 01, 2024 and recorded in Document INSTRUMENT NO. 202405381 real property records of BASTROP County, Texas, with JEREMY L HALE JOINED HEREIN PRO FORMA BY MY SPOUSE, TERESA DE JESUS HALE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEREMY L HALE JOINED HEREIN PRO FORMA BY MY SPOUSE, TERESA DE JESUS HALE, securing the payment of the indebtednesses in the original principal amount of \$143,355.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077



159 BIG BOW  
SMITHVILLE, TX 78957

00000010713808

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

159 BIG BOW  
SMITHVILLE, TX 78957

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BASTROP

**EXHIBIT "A"**

LOTS 130 AND 131, INDIAN LAKE SUBDIVISION, SECTION ONE (1). A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT CABINET NO. 1, PAGE 67A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.



22-50310

4305 TUCKERHILL LN, CEDAR CREEK, TX 78612

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

**Property:**

The Property to be sold is described as follows:

LOT FIFTY-TWO (52), COLORADO RIVER RANCHETTES, UNIT 1 SUBDIVISION IN BASTROP COUNTY AND IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 4, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOLUME 1, PAGE 56N, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated November 6, 2007 and recorded on November 13, 2007 at Instrument Number 2007206229 in the real property records of BASTROP County, Texas, which contains a power of sale.

**Sale Information:**

April 7, 2026, 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 FAUSTINO FABELA secures the repayment of a Note dated November 6, 2007 in the amount of \$60,790.40. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. 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**

FILED



4864635

JAN 29 2026 9:06 AM

Krista Bartsch  
Bastrop County Clerk

**FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY  
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY**

*Rachel Donnelly*

De Cubas & Lewis, P.C.  
Rachel Donnelly, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

*Angela Zavala*

Substitute Trustee(s): Taylor Grantham, Megan L.  
Randle, Ebbie Murphy, Angela Zavala, Michelle  
Jones, Jennyfer Sakiewicz, Sharlet Watts, Agency  
Sales and Posting LLC

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

**Certificate of Posting**

I, Angela Zavala, declare under penalty of perjury that on the 29 day of  
Jan., 2006, 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).

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### NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 13, 2023, SUMMER FOGLE A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202318466 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, APRIL 7, 2026 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 NO. NINE (9), BLOCK ONE HUNDRED (100), ROGER BYRNE ADDITION, AN ADDITION IN THE CITY OF SMITHVILLE, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET #1, PAGE 6-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

Property Address: 503 BYRNE STREET, SMITHVILLE, TX 78957

Mortgage Servicer: SERVICEMAC

Noteholder: LAKEVIEW LOAN SERVICING, LLC  
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

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 29 day of Jan., 2026

*Angela Zavala*

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

FILED

JAN 29 2026

Krista Bartsch  
Bastrop County Clerk

9:06 AM

Substitute Trustee Address:

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



5  
FILED

JAN 29 2026

Krista Bartsch

Bastrop County Clerk

11:28 AM

TS No.: 2025-01333-TX  
26-000063-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 04/07/2026

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

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

**Property Address:** 104 APPLEBERRY LN, ELGIN, TX 78621

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/29/2023 and recorded 08/30/2023 in Document 202313087, real property records of Bastrop County, Texas, with **Viviana Alejandro AND Melvin Alejandro Wife and Husband** grantor(s) and CMG MORTGAGE, INC. DBA CMG HOME LOANS as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Viviana Alejandro AND Melvin Alejandro Wife and Husband**, securing the payment of the indebtedness in the original principal amount of \$366,712.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

## Notice of [Substitute] Trustee Sale

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

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

**LOT 37, BLOCK B, HARVEST RIDGE SUBDIVISION SECTION ONE, A SUBDIVISION IN TRAVIS AND BASTROP COUNTIES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 7, PAGE 156B, PLAT RECORDS, BASTROP COUNTY, TEXAS, AS AFFECTED BY AMENDED PLAT RECORDED IN PLAT CABINET NO. 7, PAGE 206A AND COUNTY CLERK'S FILE NO. 202200046, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS AFFECTED BY AMENDED PLAT RECORDED UNDER COUNTY CLERK'S FILE NO. 202200242, PLAT RECORDS, TRAVIS COUNTY, TEXAS.**

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

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

TS No.: 2025-01333-TX  
26-000063-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** January 28, 2026



**Loundie Chery-Trustee Sale Assistant**

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

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

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

### Certificate of Posting

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

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 7/12/2023	<b>Grantor(s)/Mortgagor(s):</b> LEORA CARTER AND EDNA L RODRIGUEZ, A MARRIED COUPLE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NBKC BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 202310506	<b>Property County:</b> BASTROP
<b>Mortgage Servicer:</b> U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 2800 Tamarack Road, Owensboro, KY 42301
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> 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 19, CIRCLE "D" COUNTRY ACRES, SECTION 6, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT VOLUME 1, PAGE 62B, 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, Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Auction.com LLC, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Michelle Jones or Richard Zavala, Jr., Taylor Grantham, 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: 2/3/2026

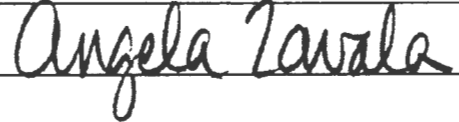


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for U.S. Bank National Association

Dated: FEB 05 2026

Angela Zavala

Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

FILED

FEB 05 2026

Krista Bartsch  
Bastrop County Clerk

8:47am

MH File Number: TX-25-111365-POS  
Loan Type: VA



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FILED

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Krista Bartsch  
Bastrop County Clerk

8:47am

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.: 144562-TX

Date: January 28, 2026

County where Real Property is Located: Bastrop

ORIGINAL MORTGAGOR: KENNETH L. JACKSON, MARRIED & RENARDA JACKSON,  
MARRIED

ORIGINAL MORTGAGEE: WALTER MORTGAGE COMPANY

CURRENT MORTGAGEE: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO  
WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR  
MID-STATE CAPITAL CORPORATION 2005-1 TRUST

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 11/22/2008, RECORDING INFORMATION: Recorded on 12/15/2008, as Instrument  
No. 200816115 in Book 1881 Page 211, and Correction Instrument recorded on 01/04/2022 under Instrument No.  
202200260

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION):

FIELD NOTES FOR 2.798 ACRES OF LAND OUT OF THE RICHARD YOUNG 1/3 LEAGUE SURVEY,  
A-373 IN BASTROP COUNTY, TEXAS AND BEING OUT OF A 4.135 ACRE TRACT CONVEYED TO  
ELSIE MAE. PENSON IN VOLUME 217, PAGE 381 IN THE DEED RECORDS OF BASTROP COUNTY,  
TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH STEEL PIN FOUND IN A FENCE CORNER ON THE EAST MARGIN  
OF HWY 95 AND BEING THE SOUTH CORNER OF A 4.135 ACRE TRACT CONVEYED TO ELSIE  
MAE PENSON IN VOLUME 217, PAGE 381 IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS,  
THENCE WITH THE FENCE LINE ALONG THE SOUTH LINE OF SAID 4.135 TRACT, NORTH 30° 37'  
18" EAST FOR 364.85 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTH CORNER OF THIS  
TRACT AND THE POINT OF BEGINNING.

THENCE WITH THE WEST LINE OF THE TRACT, NORTH 49° 34' 31" WEST FOR 191.88 FEET TO A  
1/2 INCH STEEL PIN SET IN A FENCE LINE ON THE NORTH LINE OF SAID 4.135 ACRE TRACT  
AND BEING THE WEST CORNER OF THIS TRACT;

THENCE WITH THE FENCE LINE ALONG THE NORTH LINE OF SAID 4.135 ACRE TRACT, NORTH  
30° 06' 00" EAST FOR 628.84 FEET TO A 5/8 INCH STEEL PIN, BEING THE NORTH CORNER OF  
SAID 4.135 ACRE TRACT AND ALSO BEING THE NORTH CORNER OF THIS TRACT;



**THENCE WITH THE EAST LINE OF SAID 4.135 ACRE TRACT, SOUTH 58' 26' 30" EAST FOR 190.00 FEET TO THE EAST CORNER OF SAID 4.135 ACRE TRACT AND ALSO BEING THE EAST CORNER OF THIS TRACT; THENCE WITH THE SOUTH LINE OF SAID 4.135 ACRE TRACT, SOUTH 30' 12' 05" WEST FOR 658.39 FEET TO THE POINT OF BEGINNING.**

**AS SURVEYED ON THE GROUND APRIL 29, 2024.**

**FIELD NOTES 30 FOOT EASEMENT**

**FIELD NOTES FOR 0.2451 ACRES OF LAND, BEING A 30 FOOT EASEMENT, OUT OF THE RICHARD YOUNG 1/3 LEAGUE SURVEY, A-373 IN BASTROP COUNTY, TEXAS AND BEING OUT OF A 4.135 ACRE TRACT CONVEYED TO ELSIE MAE PENSON IN VOLUME 217, PAGE 381 IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED LEGAL EXHIBIT B.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, 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.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-I TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-I TRUST  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743

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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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.

Matter No.: 144562-TX

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



**EXHIBIT B**

**FIELD NOTES  
30 FOOT EASEMENT**

**FIELD NOTES FOR 0.2451 ACRES OF LAND, BEING A 30 FOOT EASEMENT, OUT OF THE RICHARD YOUNG 1/3 LEAGUE SURVEY, A-373 IN BASTROP COUNTY, TEXAS AND BEING OUT OF A 4.135 ACRE TRACT CONVEYED TO ELSIE MAE PENSION IN VOLUME 217, PAGE 381 IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH STEEL PIN FOUND IN A FENCE CORNER ON THE EAST MARGIN OF HWY 95 AND BEING THE SOUTH CORNER OF A 4.135 ACRE TRACT CONVEYED TO ELSIE MAE PENSION IN VOLUME 217, PAGE 381 IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING THE SOUTH CORNER OF THIS TRACT;**

**THENCE WITH EAST MARGIN OF HWY 95 ALONG THE WEST LINE OF SAID 4.135 ACRE, NORTH 22 DEGREES 00' 24" WEST FOR 37.75 FEET TO THE WEST CORNER OF THIS TRACT;**

**THENCE WITH THE NORTH LINE OF THIS TRACT, NORTH 30 DEGREES 37' 18" EAST FOR 347.12 FEET TO THE WEST LINE OF A 2.798 ACRE TRACT AND BEING THE NORTH CORNER OF THIS TRACT;**

**THENCE WITH THE WEST LINE OF SAID 2.798 ACRE TRACT, SOUTH 49 DEGREES 34' 31" EAST FOR 30.44 FEET TO A FENCE LINE, ON THE SOUTH LINE OF SAID 4.135 ACRE TRACT, BEING THE SOUTH CORNER OF SAID 2.798 ACRE TRACT AND BEING THE EAST CORNER OF THIS TRACT;**

**THENCE WITH THE SOUTH LINE OF SAID 4.135 ACRE TRACT, SOUTH 30 DEGREES 37' 18" WEST FOR 364.85 FEET TO THE POINT OF BEGINNING.**

**As surveyed on the ground April 29, 2004.**