

Foreclosure Notices: January 6, 2026

1. Collins, Marcus
2. Olivo, Ranferi & Martinez, Lorena Romero
3. Gomez, Paul Michael a/k/a Gomez, Paul & Hernandez, Alexys Taylor
4. Mingua, Dennis William Jr.
5. Tyler, Isaiah Noelle
6. McLennon, Richard H & McLennon, Teleser Joseph
7. Ford, Kirk Benedict & Ford, Glenda Gayle
8. Cardenas, Jose Martin & Gloria, Alma G.
9. Strand's Real Estate Investments, LLC
10. Kriel, Mackenzie Jean & Gaither, Andrew Ryan
11. Stevens Turner Holdings LLC
12. Ramos, Juanita Perez
13. Lopez, Juana
14. Salinas, Mario David

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15. De la Cruz, Ivan Said Espinoza
16. Hernandez, Leslye Iveth
17. Aguilar, Ivonne ; Segura, Heriberto
18. Lopez, Reyna Margarita
19. Madrigales, Jenny
20. Salas, Samuel
21. Lopez, Gabriel
22. Martinez, Jesse Joe
23. Williams, Jarrett Sebastian
24. Barrientos, Francisco Antonio Melendez ; Hernandez,
Brenda Yamileth Mejia
25. Martinez, Jose Luis Banegas
26. Garcia, Ricardo Esquivel
27. Garcia, Christie ; Cabrera, Francisco Ivan Blanco
28. Garza, Eusebio Jr

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29. Gonzalez, Jose Edgardo Fernandez
30. Varela, Marco Antonio & Velazquez, Mireya
31. Rosales, Rosa Roxanne & Reyes, Arnulfo
32. Esquivias, Norberta Yesenia
33. Torres, Jose Cesar & Mendez, Ana Karina
34. Villafuerte, Juan
35. Alvarado, Tito & Rios, Maria Anette
36. Garcia, Karen Monserrat Cruz
37. Salaya, Angel Ivan Garcia
38. Bustillo, Erly Johana
39. Gonzales, Yasmin Yamileth Sanchez
40. Reyes, Javier Gorostieta & Jaimes, Yanet Benitez
41. Mendoza, Nazario Gaytan
42. Daniel, Guillermo Salvador

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43. Ramos, Miriam

44. Torres, Anakaren & Ramirez, William Jose Torres

45. Thomas, Herman & Thomas, Patricia

46. Estate of Faustino Fabela

47. Lavitoria, Aubrey & Lavitoria, Sarah

48. Salazar, Guadalupe

49. Surita, Yolanda & Garcia, Eddie

50. Arce, Juan Rodriguez

51. JPC Land Holdings, LLC

25-04289

610 PLEASANT GROVE ROAD, ELGIN, TX 78621

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

Property:

The Property to be sold is described as follows:

LOT 5 , PECAN VALLEY ESTATES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 2, PAGE 223A, PLAT RECORDS, BASTROP COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated March 16, 2021 and recorded on March 17, 2021 at Instrument Number 202104976 in the real property records of BASTROP County, Texas, which contains a power of sale.

Sale Information:

January 6, 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 MARCUS COLLINS secures the repayment of a Note dated March 16, 2021 in the amount of \$378,026.00. 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.

FILED

OCT 23 2025

Krista Bartsch
Bastrop County Clerk

9:16 Am



4855826

Mary Company

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

Angela Zavala

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

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 23 day of October, 2025 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).

25-04110
136 LOCKWOOD RD, RED ROCK, TX 78662

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

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated September 4, 2020 and recorded on September 9, 2020 at Instrument Number 202015264 in the real property records of BASTROP County, Texas, which contains a power of sale.

Sale Information: January 6, 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.

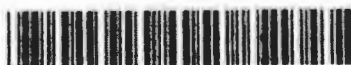
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas 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 RANFERI OLIVO AND LORENA ROMERO MARTINEZ secures the repayment of a Note dated September 4, 2020 in the amount of \$283,765.00. PLANET HOME LENDING, LLC, whose address is c/o Planet Home Lending, 321 Research Parkway Suite 303, Meriden, CT 06450-8301, is the current mortgagee of the Deed of Trust and Note and Planet Home Lending 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.



4856371

FILED

OCT 30 2025

Krista Bartsch
Bastrop County Clerk

9:08 Am

Mary Company

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

Angela Zavala

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

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 *30th* day of
October, 20*23*, 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).

**EXHIBIT A
LEGAL DESCRIPTION**

BEING 8.192 ACRES OF LAND IN THE LYDIA GLASSGOW SURVEY, ABSTRACT NUMBER 344, BASTROP COUNTY, TEXAS, AND BEING OUT OF THAT CALLED 18.186 ACRES OF LAND DESCRIBED TO THEODORE GRABARKEWITZ AND PATRICIA GRABARKEWITZ AS GRANTORS AND WILLIAM K. GRAY AND CYNTHIA A. GRAY AS GRANTEEES AND JOINT TENANTS WITH RIGHT OF SURVIVORSHIP IN THAT CERTAIN QUITCLAIM DEED AS RECORDED IN DOCUMENT NUMBER 201414154, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, THE HEREIN DESCRIBED 8.192 ACRES OF LAND BEING SHOWN ON A SKETCH PREPARED HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a one-half inch iron rod found having grid coordinates of N(y) 9953580.657, E(69) 3225410.271, in United States survey feet, a part of the United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the west corner of the herein described 8.192 acres of land and the said 18.186 acres of land, same being the north corner of that called 9.97 acres of land described to Sergio Rodriguez and Maria Reyes in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 201803168, Official Public Records Bastrop County, Texas and a point on the southeast line of the remainder of that called 86.748 acres of land described to Rebecca Gayle Cecil in that certain Gift Warranty Deed as recorded in Document Number 199915736, Official Public Records Bastrop County, Texas;

THENCE North 26°54'10" East, a distance of 631.47 along the common dividing line of the said 18.186 acres of land and the said Cecil tract of land to a one-half inch capped iron rod set stamped "RPLS 5548" for the north corner of the herein described 8.192 acres of land, same being a point on last said common dividing line and from this point a capped iron rod found for the north corner of the said 18.186 acres of land bears North 26°54'10" East, a distance of 219.21 feet;

THENCE South 34°01'56" East, a distance of 1057.46 feet and departing last said common dividing line and crossing over and severing from the said 18.186 acres of land to a one-half inch capped iron rod set stamped "RPLS 5548" for the east corner of the herein described 8.192 acres of land, same being a point on the common dividing line of the said 18.186 acres of land and Lockwood Road, a sixty-foot roadway easement as described in Volume 266, Page 343, Deed Records Bastrop County, Texas and from this point a capped iron rod found for the east corner of the said 18.186 acres of land bears North 28°25'58" East, a distance of 708.60 feet;

THENCE South 28°25'58" West, a distance of 141.25 feet along the common dividing line of the said 18.186 acres of land and the said Lockwood Road to a capped iron rod found for the south corner of the herein described 8.192 acres of land and the said 18.186 acres of land, same being a point on last said common dividing line and the east corner of the said Reyes 9.97 acres of land;

THENCE North 61°38'18" West, a distance of 920.82 feet along the common dividing line of the said 18.186 acres of land and the said Reyes 9.97 acres of land to the POINT OF BEGINNING and containing 8.192 acres of land, more or less.

3

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 19, 2020, executed by **PAUL MICHAEL GAMEZ A/K/A PAUL GAMEZ AND ALEXYS TAYLOR HERNANDEZ, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202004932, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr., whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, January 6, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2020 Palm Harbor Manufactured Home, Serial No. PHH330TX2023334AAC/BAC.

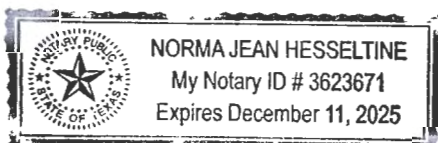
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 10 day of November, 2025.

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 10 day of November, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

FILED

NOV 12 2025

Krista Bartsch
Bastrop County Clerk

2:04 pm

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF BASTROP

2.00 ACRES
MARTHA BARKER SURVEY,
ABSTRACT NO.7

BEING A PROPOSED 2.00 ACRE TRACT OF LAND SITUATED IN THE MARTHA BARKER SURVEY, ABSTRACT NO.7, BASTROP COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN CALLED 20.000 ACRE TRACT OF LAND CONVEYED AS 'TRACT 3' BY DEED TO MURAL WRIGHT, RECORDED IN VOLUME 1546, PAGE 757, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with cap "RPLS 5687" at the north corner of said Wright called 'Tract 3', same being at the common east corner of 'Tract 4', conveyed to Arthur Hernandez by deed, recorded in Volume 909, Page 111, Official Public Records, Bastrop County, Texas, and being in the southwesterly right-of-way line of West McDonald Lane (a variable width public right-of-way), for the north corner of the tract of land herein described, and from which a west corner of said 'Tract 3' and a common south corner of said 'Tract 4' bears South 41°49'41" West (S43°17'52"W Record), a distance of 1826.48 feet (Record);

THENCE South 44°18'11" East (S43°11'49"E Record), with the north line of said Wright called 'Tract 3', and the common southwest right-of-way of said West McDonald Lane, and along the meanders of a wire fence line, a distance of 147.45 feet (147.69' Record), to a 1/2 inch iron rod found, for the east corner of the tract of land herein described, and from which a 1/2 inch iron rod found at the east corner of said 'Tract 3' bears South 47°14'03" East (S45°16'05"E Record), a distance of 106.94 feet (106.66' Record);

THENCE departing said West McDonald Lane, through and severing said Wright called 'Tract 3', the following courses and distances number (1) and (2):

1) South 41°47'56" West, a distance of 590.14 feet to a 1/2 inch iron rod set with cap "RPLS 5687", in approximately of a Crude Oil transmission pipeline and a Highly Volatile Liquid transmission pipeline as shown by Texas Railroad Commission Map, for the south corner of the tract of land herein described;

2) North 44°40'00" West, crossing said pipelines and continuing on in all a total distance of 147.69 feet to a 1/2 inch iron rod set with cap "RPLS 5687" in the northwest line of said Wright called 'Tract 3', and the common southeast line of the aforementioned Hernandez called 'Tract 4', for the west corner of the tract of land herein described;

THENCE North 41°49'41" East (N43°17'52"E Record), with the northwest line of the said Wright 'Tract 3' and the common southeast line of said Hernandez called 'Tract 4', a distance of 591.06 feet to the POINT OF BEGINNING and CONTAINING 2.00 ACRES OF LAND.

FILED

NOV 20 2025 8:55 Am

C&M No. 44-25-03844/ FILE NOS

Krista Bartsch
Bastrop County Clerk

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 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 22, 2021 and recorded under Clerk's File No. 202116130, in the real property records of BASTROP County Texas, with Dennis William Mingua Jr, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Panorama Mortgage Group, LLC dba Alterra Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dennis William Mingua Jr, an unmarried man securing payment of the indebtedness in the original principal amount of \$97,900.00 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 Dennis William Mingua Jr. MSR Asset Vehicle LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

LOT 4, BLOCK B OF LAKE BASTROP ESTATES, UNIT NO. 2, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET 1, PAGE 38A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 01/06/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: BASTROP County Courthouse, Texas at the following location: 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

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.

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 Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 11/17/2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Printed Name:

Angela Zavala
Angela Zavala

C&M No. 44-25-03844

NOV 20 2025

8:55 Am

Krista Bartsch
Bastrop County Clerk

C&M No. 44-24-02025/ FILE NOS

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 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 15, 2022 and recorded under Clerk's File No. 202205376, in the real property records of Bastrop County Texas, with Isaiah Noelle Tyler, a married man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Pacific Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Isaiah Noelle Tyler, a married man securing payment of the indebtedness in the original principal amount of \$302,100.00 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 Isaiah Noelle Tyler. MSR Asset Vehicle LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

LOT 1-533, BLOCK 19, TAHITIAN VILLAGE, UNIT 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 1, PAGE 70B-74A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

SALE INFORMATION**Date of Sale: 01/06/2026****Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: The place of the sale shall be: Bastrop County Courthouse, Texas at the following location: 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

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.

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.

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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** Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on November 19, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Angela Zavala

Printed Name:

Angela Zavala

C&M No. 44-24-02025

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 2/27/2023	Grantor(s)/Mortgagor(s): RICHARD H. MCLENNON, A MARRIED PERSON AND JELESER JOSEPH MCLENNON, A MARRIED PERSON
Original Beneficiary/Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION	Current Beneficiary/Mortgagee: Security Service Federal Credit Union
Recorded in: Volume: N/A Page: N/A Instrument No: 202302915	Property County: BASTROP
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd , Ewing, NJ 08618
Date of Sale: 1/6/2026	Earliest Time Sale Will Begin: 10am
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.	

Legal Description: LOTS 5-1080 AND 5-1081, BLOCK 17, UNIT 5, TAHITIAN VILLAGE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT CABINET NO. 1, PAGE 101A, 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, Sharlet Watts, Angela Zavala, 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: 11/14/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated:

NOV 20 2025

Angela Zavala

Printed Name:

Angela Zavala

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

FILED

NOV 20 2025

Krista Bartsch
Bastrop County Clerk

8:55 Am

MH File Number: TX-25-124221-POS
Loan Type: Conventional Residential

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/16/2021	Grantor(s)/Mortgagor(s): KIRK BENEDICT FORD AND GLENDA GAYLE FORD, A MARRIED COUPLE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR KBHS HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202127210	Property County: BASTROP
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 1/6/2026	Earliest Time Sale Will Begin: 10am
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.	

Legal Description: LOT 164, BLOCK F, PINEY CREEK BEND, PHASE 2-A, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET 7, PAGE 52A, IN 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, Sharlet Watts, Angela Zavala, 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(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: 11/18/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

Dated: NOV 20 2025

Angela Zavala

Printed Name:

Angela Zavala

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

FILED

NOV 20 2025

Krista Bartsch
Bastrop County Clerk

8:55 AM

MH File Number: TX-25-109624-POS
Loan Type: VA

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/22/2020	Grantor(s)/Mortgagor(s): JOSE MARTIN CARDENAS, A MARRIED MAN AND ALMA G GLORIA
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202010049	Property County: BASTROP
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 1/6/2026	Earliest Time Sale Will Begin: 10am
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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, 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.

NOV 20 2025

Dated: 11/12/2025

Thuy Frazier

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

Dated:

Angela Zavala

Printed Name

Angela Zavala

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

FILED

NOV 20 2025

Krista Bartsch
Bastrop County Clerk

8:55am

MH File Number: TX-25-124101-POS
Loan Type: Conventional Residential

LEGAL DESCRIPTION

BEING A 9.310 ACRE TRACT OF LAND, LYING IN AND BEING SITUATED OUT OF THE RALPH WHITTLESEY SURVEY, ABSTRACT 363 IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT 9.31 ACRE TRACT OF LAND CONVEYED TO THE SECRETARY OF HOUSING & URBAN DEVELOPMENT BY DEED RECORDED IN DOCUMENT #201513005, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 9.310 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 2015:

BEGINNING at a 5/8" iron rod found on the southerly line of Farris Lane for the northeasterly corner hereof and the northwesterly corner of that certain 1.335 acre tract of land conveyed to Andrew Guerrero III and Angelia M. Guerrero by deed recorded in Volume 1100, Page 510 of said official records;

THENCE S 11 deg.23'00" W a distance of 1028.70 feet to a 1/2" Iron pipe found on a northerly line of that certain 179.868 acre tract of land conveyed to Richard A. Crawford and Vivian H. Crawford by deed recorded in Volume 1875, Page 189 of said official records for the southeast corner hereof and southwesterly corner of that certain 21.84 acre tract of land conveyed to Gregory W. Schlosser and Janice B. Schlosser by deed recorded in Volume 1506, Page 65 of said official records;

THENCE N 89 deg.30'33" W a distance of 299.29 feet along said line to a 1" iron pipe found for the southwest corner hereof and the southeast corner of that certain 5 acre tract of land conveyed to Odilla Tuck by deed recorded in Volume 2221, Page 39 of said official records;

THENCE N 00 deg.02'58" E a distance of 1014.65 feet to a 1/2" Iron rod found on the south line of Farris Lane for the northwest corner hereof and northeast corner of said Tuck 5 acre tract;

THENCE S 89 deg.00'00" E a distance of 501.52 feet along said line to the POINT OF BEGINNING and containing 9.310 acres of land, more or less and as shown on map of survey prepared herewith.

(9)

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: August 23, 2022	Original Mortgagor/Grantor: STRAND'S REAL ESTATE INVESTMENTS, LLC
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR ATHAS CAPITAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: ATHENE ANNUITY AND LIFE COMPANY
Recorded in: Volume: N/A Page: N/A Instrument No: 202218691	Property County: BASTROP
Mortgage Servicer: Select Portfolio Servicing, Inc.	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

* 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 \$994,500.00, executed by STRAND'S REAL ESTATE INVESTMENTS, LLC and payable to the order of Lender.

Property Address/Mailing Address: 128 GLORIA BOULEVARD, SMITHVILLE, TX 78957

Legal Description of Property to be Sold: THE LAND REFERRED TO HEREIN IS SITUATED IN BASTROP COUNTY, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:
LOT 39, HURTA RIVER ESTATES, A SUBDIVISION TO BASTROP COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN PLAT CABINET NO. 6, PAGE 158A, PLAT
RECORDS OF BASTROP COUNTY, TEXAS. APN: R473631

Date of Sale: January 06, 2026	Earliest time Sale will begin: 10:00AM
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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, *ATHENE ANNUITY AND LIFE COMPANY*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The

FILED

NOV 20 2025

Krista Bartschi
Bastrop County Clerk

8:55 AM

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 *ATHENE ANNUITY AND LIFE COMPANY* 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, Tejas Corporate Services, LLC 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 Tejas Corporate Services, LLC 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.

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.

/s/Joseph Vacek

Joseph Vacek

Attorney for Select Portfolio Servicing, Inc.

State Bar No.: 24038848

jvacek@raslg.com

Robertson, Anschutz, Schneid, Crane &

Partners, PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

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117 Loon Dr, Bastrop, TX 78602

25-012149

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: 01/06/2026

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 10/31/2022 and recorded in the real property records of Bastrop County, TX and is recorded under Clerk's File/Instrument Number 202223033, with Mackenzie Jean Kriel and Andrew Ryan Gaither (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Mackenzie Jean Kriel and Andrew Ryan Gaither, securing the payment of the indebtedness in the original amount of \$423,660.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Carrington Mortgage Services, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 16, BLOCK 1, OF COLOVISTA COUNTRY CLUB, SECTION 6, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET NO. 4, PAGES 40B AND 41A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

FILED

NOV 25 2025

Krista Bartsch
Bastrop County Clerk

8:45 Am

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. Carrington Mortgage Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services, LLC
1600 S Douglass Rd
Anaheim, CA 92806

Angela Zavala

SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC, or AUCTION.COM
LLC, or Sharlet Watts, Angela Zavala, Michelle
Jones or Richard Zavala, Jr. or Kirk Schwartz, Esq.,
or Carson Emmons, Esq., or Justin Ritchie, Esq., or
Jeffrey Kramer, Esq., c/o Albertelli Law
7500 Dallas Pkwy #200
Plano, TX 75024

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 NOV 25 2025 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: 11/25/25

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TS No.: 2025-06589
25-000126-568

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: 01/06/2026

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

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

Property Address: 290 KENKA LANE, BASTROP, TX 78602

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. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/11/2025 and recorded 07/15/2025 in Document 202512034, real property records of Bastrop County, Texas, with **Stevens Turner Holdings LLC, a North Carolina Limited Liability Company** grantor(s) and **EASY STREET CAPITAL, LLC** as Lender, **PACIFIC LIFE INSURANCE COMPANY** 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 **Stevens Turner Holdings LLC, a North Carolina Limited Liability Company**, securing the payment of the indebtedness in the original principal amount of **\$318,750.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PACIFIC LIFE INSURANCE COMPANY** is the current mortgagee of the note and deed of trust or contract lien.

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: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

FILED

NOV 25 2025

Krista Bartsch
Bastrop County Clerk

10:46 Am

TS No.: 2025-06589
25-000126-568

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: 11/24/2025

Marisa Vidrine
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520
Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

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

TS No.: 2025-06589
25-000126-568

EXHIBIT A

Lot 5-1073, Block 17, Unit 5, Tahitian Village, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No.1, Page 101A-106B, Plat Records of Bastrop County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

On October 5, 2023, Juanita Perez Ramos signed a Real Estate Lien Note for \$129,890.00, payable to the order of CCJ Land & Cattle, LLC which is secured by Deed of Trust of record in Document #2023, Official Public Records of Bastrop County, Texas, against the following property:

Tract 1: Lot 1, LAKE THUNDERBIRD SUBDIVISION, SECTION II, a subdivision in Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet 1, Page 59A, of the Plat Records of Bastrop County, Texas.

Tract 2: Lots 400 and 401, LAKE THUNDERBIRD, SECTION I, a subdivision in Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet 1, Page 57B, of the Plat Records of Bastrop County, Texas.

The Note has been accelerated to maturity by reason of a default in the payment thereof, and the Owner of the Note has instructed the Substitute Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Substitute Trustee, hereby gives notice that he, as such Substitute Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 6th day of January, 2026, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Bastrop County, Texas, in Bastrop, Texas, designated by the Commissioners Court of such County, described as the North door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, as specified in instrument recorded in Volume 481, Page 124, of the Real Property Records of Bastrop, Texas. Such sale will occur, at the earliest, at 10:00 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: November 26, 2025.



Albert J. Heinrich, Jr.,
Substitute Trustee
3532 Bee Cave Road, Suite 202
Austin, Texas 78746
(512) 322-9550
FAX (512) 322-9675

FILED

NOV 26 2025

Krista Bartsch
Bastrop County Clerk

10:53 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: December 2, 2025

DEC 02 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558

1:37 pm

Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership

Note: EIGHTY-SIX THOUSAND FIVE HUNDRED AND NO 100TH (\$86,500.00)

Deed of Trust

Date: April 1, 2020

Grantor: JUANA LOPEZ, A SINGLE PERSON

Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated April 1, 2020 executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership JUANA LOPEZ, A SINGLE PERSON recorded under Clerk's Document No. 202006277 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JUANA LOPEZ, A SINGLE PERSON, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202006278 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 13, Block A, THE ESTATES AT CARTER'S GROVE, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page 16A, Plat Records of Bastrop County, Texas.

County: Bastrop

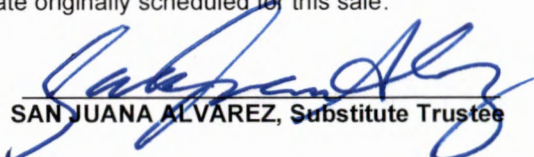
Date of Sale (first Tuesday of month): January 6, 2026

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

14

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

Bastrop County Clerk

1:37 pm

Lender: **CENTEX CARTER'S GROVE, L.P., a Texas limited partnership**

Note: **NINETY-THREE THOUSAND FOUR HUNDRED AND NO100TH (\$93,400.00)**

Deed of Trust

Date: **August 10, 2020**

Grantor: **MARIO DAVID SALINAS , A SINGLE PERSON**

Lender: **CENTEX CARTER'S GROVE, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated August 10, 2020 executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership MARIO DAVID SALINAS , A SINGLE PERSON recorded under Clerk's Document No. 202015650 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MARIO DAVID SALINAS , A SINGLE PERSON to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202015651 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 25, Block A, THE ESTATES AT CARTER'S GROVE, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page 16A, Plat Records of Bastrop County, Texas.**

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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 refileing may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

15

NOTICE OF TRUSTEE'S SALE

FILED

Date: **December 2, 2025**
Trustee: **SAN JUANA ALVAREZ**
Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**
Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**
Note: **ONE HUNDRED FORTY-EIGHT THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$148,400.00)**
Deed of Trust

DEC 02 2025

Krista Bartsch
Bastrop County Clerk

1:37 pm

Date: **July 18, 2025**
Grantor: **IVAN SAID ESPINOZA DE LA CRUZ**
Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated July 18, 2025 executed by CENTEX LA CONDESA, L.P., a Texas Limited Partnership IVAN SAID ESPINOZA DE LA CRUZ, recorded under Clerk's Document No. 202513157 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith IVAN SAID ESPINOZA DE LA CRUZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202513158 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 12, Block A, LA CONDESA SUBDIVISION, Bastrop County, Texas, as per Map or Plat thereof recorded under Cabinet 9, Pages 22B – 25A, Official Public Records, Bastrop County, Texas.

County: **Bastrop**
Date of Sale (first Tuesday of month): **January 6, 2026**
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 Trustee under the Deed of Trust. Lender 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. 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, Trustee

16

NOTICE OF TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

11:37 pm

Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED FORTY-EIGHT THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$148,400.00)**

Deed of Trust

Date: **May 9, 2025**

Grantor: **LESLYE IVETH HERNANDEZ**

Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 9, 2025, executed by CENTEX LA CONDESA, L.P., a Texas Limited Partnership LESLYE IVETH HERNANDEZ, recorded under Clerk's Document No. 202508231 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith LESLYE IVETH HERNANDEZ to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202508232 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 16, Block C, LA CONDESA SUBDIVISION, Bastrop County, Texas, as per Map or Plat thereof recorded under Cabinet 9, Pages 22B – 25A, Official Public Records, Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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 Trustee under the Deed of Trust. Lender 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. 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, Trustee

17

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

DEC 02 2025

Date: December 2, 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558

1:37pm

Lender: CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership

Note: ONE HUNDRED TWENTY-THREE THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$123,400.00)

Deed of Trust

Date: April 11, 2022

Grantor: IVONNE AGUILAR ,A SINGLE PERSON HERIBERTO SEGURA ,A
SINGLE PERSON

Lender: CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership IVONNE AGUILAR ,A SINGLE PERSON HERIBERTO SEGURA ,A SINGLE PERSON, recorded under Clerk's Document No. 202208610 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith IVONNE AGUILAR ,A SINGLE PERSON HERIBERTO SEGURA ,A SINGLE PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202208611 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 06, Block A, LAS ALAMEDAS SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map recorded in Plat Cabinet No. 7, Pages 134-B -136-A, Plat Records of Bastrop County, Texas.

County: Bastrop


Date of Sale (first Tuesday of month): January 6, 2026

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

18

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

1:37 pm

Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND
NO/100THS DOLLARS (\$113,400.00)**

Deed of Trust

Date: **April 11, 2022**

Grantor: **REYNA MARGARITA LOPEZ, A MARRIED PERSON**

Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership REYNA MARGARITA LOPEZ, A MARRIED PERSON, recorded under Clerk's Document No. 202209838 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith REYNA MARGARITA LOPEZ, A MARRIED PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202209839 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 08, Block C, LAS ALAMEDAS SUBDIVISION, a subdivision Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Pages 134-B -136-A, Plat Records of Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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 refileing may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

19

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

1:37 pm

Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND
NO/100THS DOLLARS (\$113,400.00)**

Deed of Trust

Date: **April 11, 2022**

Grantor: **JENNY MADRIGALES ,A MARRIED PERSON**

Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership JENNY MADRIGALES ,A MARRIED PERSON, recorded under Clerk's Document No. 202211708 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JENNY MADRIGALES ,A MARRIED PERSON to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202211709 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 05, Block D, LAS ALAMEDAS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Cabinet No. 7, Pages 134B-136A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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

20

FILED

DEC 02 2025

Krista Bartsch
Bastrop County Clerk

1:37pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **December 2, 2025**
Substitute Trustee: **SAN JUANA ALVAREZ**
Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**
Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**
Note: **ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND
NO/100THS DOLLARS (\$113,400.00)**
Deed of Trust

Date: **April 11, 2022**
Grantor: **SAMUEL SALAS , A MARRIED PERSON**
Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership SAMUEL SALAS , A MARRIED PERSON, recorded under Clerk's Document No. 202209230 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith SAMUEL SALAS , A MARRIED PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202209231 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 15, Block G, LAS ALAMEDAS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Cabinet No. 7, Pages 134B-136A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**
Date of Sale (first Tuesday of month): **January 6, 2026**
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

21

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

1:37 pm

Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND
NO/100THS DOLLARS (\$113,400.00)**

Deed of Trust

Date: **April 11, 2022**

Grantor: **GRABIEL LOPEZ ,A SINGLE PERSON**

Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership GRABIEL LOPEZ ,A SINGLE PERSON, recorded under Clerk's Document No. 202209908 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith GRABIEL LOPEZ ,A SINGLE PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202209909 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 17, Block G, LAS ALAMEDAS SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map recorded under Cabinet No. 7, Pages 134B-136A, Plat Records of Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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

22

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

DEC 02 2025

Date: **DECEMBER 2, 2025**

Substitute Trustee: **KAREN CABRERA**

Krista Bartsch
Bastrop County Clerk

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

1:37 pm

Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND
NO/100THS DOLLARS (\$113,400.00)**

Deed of Trust

Date: **April 11, 2022**

Grantor: **JESSE JOE MARTINEZ ,A SINGLE PERSON**

Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership JESSE JOE MARTINEZ ,A SINGLE PERSON, recorded under Clerk's Document No. 202209941 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JESSE JOE MARTINEZ ,A SINGLE PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202209942 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 13, Block H, LAS ALAMEDAS SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Pages 134-B-136-A, Plat Records of Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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

23

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

DEC 02 2025

Date: December 2, 2025
Substitute Trustee: SAN JUANA ALVAREZ
Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558

Krista Bartsch
Bastrop County Clerk

1:37pm

Lender: CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership
Note: ONE HUNDRED FIFTY-SIX THOUSAND AND NO/100THS
DOLLARS (\$156,000.00)
Deed of Trust

Date: April 11, 2022
Grantor: JARRETT SEBASTIAN WILLIAMS
Lender: CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership JARRETT SEBASTIAN WILLIAMS recorded under Clerk's Document No. 202210915 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JARRETT SEBASTIAN WILLIAMS, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202210916 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 24, Block M, LAS ALAMEDAS SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Pages 134-B -136-A, Plat Records of Bastrop County, Texas.

County: Bastrop
Date of Sale (first Tuesday of month): January 6, 2026
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 refilled 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

24

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

DEC 02 2025

Krista Bartsch
Bastrop County Clerk

1:37 pm

Date: December 5, 2025

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: ONE HUNDRED SEVENTEEN THOUSAND AND NO/100THS
DOLLARS (\$117,000.00)

Deed of Trust

Date: June 8, 2021

Grantor: FRANCISCO ANTONIO MELENDEZ BARRIENTOS ,A SINGLE
PERSON AND BRENDA YAMILETH MEJIA HERNANDEZ ,A SINGLE
PERSON

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

Recording information: A Special Warranty Deed with Vendor's Lien dated June 8, 2021 executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership FRANCISCO ANTONIO MELENDEZ BARRIENTOS ,A SINGLE PERSON AND BRENDA YAMILETH MEJIA HERNANDEZ ,A SINGLE PERSON recorded under Clerk's Document No. 202112921 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith FRANCISCO ANTONIO MELENDEZ BARRIENTOS ,A SINGLE PERSON AND BRENDA YAMILETH MEJIA HERNANDEZ ,A SINGLE PERSON, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202112922 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 05, Block B, 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): January 6, 2026

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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF TRUSTEE'S SALE

FILED

Date: December 2, 2025

DEC 02 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch

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

Bastrop County Clerk

11:37pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED THIRTY- SIX THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$136,900.00)

Deed of Trust

Date: December 2, 2024

Grantor: JOSE LUIS BANEGAS MARTINEZ

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated December 2, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP JOSE LUIS BANEGAS MARTINEZ, recorded under Clerk's Document No. 202420119 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE LUIS BANEGAS MARTINEZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420120 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 84, Block P, LOS MILAGROS PHASE 5, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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 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, Trustee

26

NOTICE OF TRUSTEE'S SALE

FILED

Date: December 2, 2025

DEC 02 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:37 pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$158,400.00)

Deed of Trust

Date: January 22, 2025

Grantor: RICARDO ESQUIVEL GARCIA

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated January 22, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP RICARDO ESQUIVEL GARCIA, recorded under Clerk's Document No. 202501291 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith RICARDO ESQUIVEL GARCIA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202501292 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 131, Block P, LOS MILAGROS PHASE 5 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 1A- 1B, in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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 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, Trustee

27

NOTICE OF TRUSTEE'S SALE

FILED

Date: December 2, 2025
Trustee: SAN JUANA ALVAREZ
Trustee's Address: 11410 N. FM 493
Donna, Texas 78537
Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP
Note: ONE HUNDRED FORTY- THREE THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$143,400.00)
Deed of Trust

Krista Bartsch
Bastrop County Clerk

1:37 pm

Date: February 13, 2025
Grantor: CHRISTIE GARCIA AND FRANCISCO IVAN BLANCO CABRERA
Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated February 13, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP CHRISTIE GARCIA AND FRANCISCO IVAN BLANCO CABRERA, recorded under Clerk's Document No. 202503146 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith CHRISTIE GARCIA AND FRANCISCO IVAN BLANCO CABRERA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202503147 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 5, Block X, LOS MILAGROS PHASE 5 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 1A- 1B, in the Map Records of Bastrop County, Texas

County: Bastrop
Date of Sale (first Tuesday of month): January 6, 2026
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 Trustee under the Deed of Trust. Lender 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. 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 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, Trustee

28

NOTICE OF TRUSTEE'S SALE

FILED

DEC 02 2025

Date: December 2, 2025
Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

11:37pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED TWENTY- EIGHT THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$128,400.00)

Deed of Trust

Date: March 25, 2025

Grantor: EUSEBIO GARZA JR

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated March 25, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP EUSEBIO GARZA JR, recorded under Clerk's Document No. 202505490 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith EUSEBIO GARZA JR, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202505491 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 32, Block X, LOS MILAGROS PHASE 6 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 99B- 100A, in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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 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, Trustee

29

NOTICE OF TRUSTEE'S SALE

FILED

Date: **December 2, 2025**
Trustee: **SAN JUANA ALVAREZ**
Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**
Note: **ONE HUNDRED TWENTY- THREE THOUSAND FOUR
HUNDRED AND NO/100THS DOLLARS (\$123,400.00)**
Deed of Trust

Krista Bartsch
Bastrop County Clerk

11:37 p m

Date: **April 7, 2025**
Grantor: **JOSE EDGARDO FERNANDEZ GONZALEZ**
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 7, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP JOSE EDGARDO FERNANDEZ GONZALEZ, recorded under Clerk's Document No. 202506386 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE EDGARDO FERNANDEZ GONZALEZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202506387 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 7, Block BB, LOS MILAGROS PHASE 6 SUBDIVISION, Bastrop County, Texas, according to the map recorded in Cabinet 8, Pages 99B- 100A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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 Trustee under the Deed of Trust. Lender 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. 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 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, Trustee

30

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:37pm

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

Note: **ONE HUNDRED SEVEN THOUSAND AND NO/100THS
DOLLARS (\$107,000.00)**

Deed of Trust

Date: **February 28, 2020**

Grantor: **MARCO ANTONIO VARELA, A SINGLE PERSON AND MIREYA
VELAZQUEZ, A SINGLE PERSON**

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 MARCO ANTONIO VARELA, A SINGLE PERSON AND MIREYA VELAZQUEZ, A SINGLE PERSON, recorded under Clerk's Document No. 202004660 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MARCO ANTONIO VARELA, A SINGLE PERSON AND MIREYA VELAZQUEZ, A SINGLE PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202004661 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 6, Block B, 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): **January 6, 2026**

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

31

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

11:37pm

Lender: **CENTEX MONTE VISTA, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED TWENTY- FOUR THOUSAND NINE HUNDRED
AND NO/100THS DOLLARS (\$124, 900.00)**

Deed of Trust

Date: **May 9, 2022**

Grantor: **ROSA RAXANNE ROSALES AND HUSBAND ARNULFO REYES**

Lender: **CENTEX MONTE VISTA, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 9, 2022, executed by CENTEX MONTE VISTA, L.P., a Texas limited partnership ROSA RAXANNE ROSALES AND HUSBAND ARNULFO REYES, recorded under Clerk's Document No. 202212404 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ROSA RAXANNE ROSALES AND HUSBAND ARNULFO REYES, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202212405 Official Records, Bastrop County, Texas. Assumption Agreement dated April 14, 2023, recorded under Clerk's Document No. 202305895 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 17, Block A, MONTE VISTA SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page(s) 169-A – 169-B, Plat Records of Bastrop County, Texas.**

County: **Bastrop**

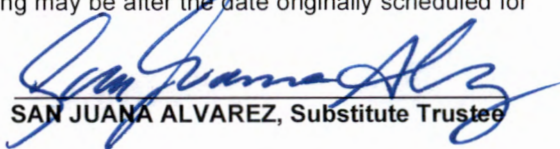
Date of Sale (first Tuesday of month): **January 6, 2026**

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

32

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

1:37 pm

Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Note: **SIXTY-SEVEN THOUSAND SEVEN HUNDRED AND
NO/100THS DOLLARS (\$67,700.00)**

Deed of Trust

Date: **July 10, 2019**

Grantor: **NORBERTA YESENIA ESQUIVIAS, A SINGLE PERSON**

Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated July 10, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership NORBERTA YESENIA ESQUIVIAS, A SINGLE PERSON, recorded under Clerk's Document No. 201910479 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith NORBERTA YESENIA ESQUIVIAS, A SINGLE PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201910480 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 18, Block A, SANTA FE SUBDIVISION PHASE 1, Bastrop County, Texas, according to the map recorded under Cabinet #6, Pages 163A-164A, in the Map Records of Bastrop County, Texas.**

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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

33

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2024**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

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

Bastrop County Clerk

1:37pm

Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Note: **SEVENY- SIX THOUSAND SEVEN HUNDRED AND
NO/100THS DOLLARS (\$76,700.00)**

Deed of Trust

Date: **October 23, 2019**

Grantor: **JOSE CESAR TORRES, AND WIFE ANA KARINA MENDEZ**

Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated October 23, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership JOSE CESAR TORRES, AND WIFE ANA KARINA MENDEZ, recorded under Clerk's Document No. 201916659 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE CESAR TORRES, AND WIFE ANA KARINA MENDEZ, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201916660 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 45, Block E, SANTA FE SUBDIVISION PHASE 2, Bastrop County, Texas, according to the map recorded in Volume 6, Pages 178-B, 179-A and 179-B, Map Records, Bastrop County, Texas.**

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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

34

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:37pm

Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Note: **EIGHTY- EIGHT THOUSAND SIX HUNDRED AND
NO/100THS DOLLARS (\$88,600.00)**

Deed of Trust

Date: **June 12, 2020**

Grantor: **JUAN VILLAFUERTE, A MARRIED PERSON**

Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated June 12, 2020, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership JUAN VILLAFUERTE, A MARRIED PERSON, recorded under Clerk's Document No. 202009837 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JUAN VILLAFUERTE, A MARRIED PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202009838 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 24, Block G, SANTA FE SUBDIVISION PHASE 2, Bastrop County, Texas, according to the map recorded in Volume 6, Pages 178-B, 179-A and 179-B, Map Records, Bastrop County, Texas.**

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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

35

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

DEC 02 2025

Krista Bartsch
Bastrop County Clerk

1:37 pm

Date: December 2, 2025
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: TITO ALVARADO & MARIA ANETTE RIOS
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 TITO ALVARADO & MARIA ANETTE RIOS, recorded under Clerk's Document No. 202118467 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith TITO ALVARADO & MARIA ANETTE RIOS to LETICIA YAZMIN RIOS Trustee, recorded under Clerk's Document No. 202118468 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 07, Block C, 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): January 6, 2026
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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

36

NOTICE OF TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

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

Bastrop County Clerk

11:37 pm

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Note: **ONE HUNDRED FORTY-ONE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$141,900.00)**

Deed of Trust

Date: **October 4, 2024**

Grantor: **KAREN MONSERRAT CRUZ GARCIA**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: **A Special Warranty Deed with Vendor's Lien dated October 4, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP KAREN MONSERRAT CRUZ GARCIA, recorded under Clerk's Document No. 202419193 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith KAREN MONSERRAT CRUZ GARCIA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202419194 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 24, Block I, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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 Trustee under the Deed of Trust. Lender has instructed 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, Trustee

37

NOTICE OF TRUSTEE'S SALE

FILED

DEC 02 2025

Date: December 2, 2025
Trustee: SAN JUANA ALVAREZ
Trustee's Address: 11410 N. FM 493
Donna, Texas 78537

Krista Bartsch
Bastrop County Clerk

11:37 pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED FORTY-THREE THOUSAND, FOUR HUNDRED AND NO/100THS DOLLARS (\$143,400.00)

Deed of Trust

Date: June 12, 2025

Grantor: ANGEL IVAN GARCIA SALAYA

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated June 12, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP ANGEL IVAN GARCIA SALAYA, recorded under Clerk's Document No. 202510624 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ANGEL IVAN GARCIA SALAYA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202510625 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 19, Block J, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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, Trustee

38

NOTICE OF TRUSTEE'S SALE

FILED

Date: **December 2, 2025**
Trustee: **SAN JUANA ALVAREZ**
Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

DEC 02 2025

Krista Bartsch
Bastrop County Clerk

1:37 pm

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Note: **ONE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$131,900.00)**

Deed of Trust

Date: **October 4, 2024**

Grantor: **ERLY JOHANA BUSTILLO**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: **A Special Warranty Deed with Vendor's Lien dated October 4, 2024 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP ERLY JOHANA BUSTILLO, recorded under Clerk's Document No. 202416760 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ERLY JOHANA BUSTILLO, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202416761 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 03, Block M, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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 Trustee under the Deed of Trust. Lender 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. 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, Trustee

391

NOTICE OF TRUSTEE'S SALE

FILED

Date: **December 2, 2025**

DEC 02 2025

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:37 pm

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Note: **ONE HUNDRED THIRTY-SIX THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$136,900.00)**

Deed of Trust

Date: **October 4, 2024**

Grantor: **YASMIN YAMILETH SANCHEZ GONZALES**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: **A Special Warranty Deed with Vendor's Lien dated October 4, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP YASMIN YAMILETH SANCHEZ GONZALES, recorded under Clerk's Document No. 202415803 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith YASMIN YAMILETH SANCHEZ GONZALES to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202415804 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 03, Block O, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded in Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

Date of Sale (first Tuesday of month): **January 6, 2026**

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 Trustee under the Deed of Trust. Lender 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. 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 refilled 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, Trustee

40

NOTICE OF TRUSTEE'S SALE

FILED

Date: December 2, 2025

DEC 02 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:37 pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED FORTY-ONE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$141,900.00)

Deed of Trust

Date: November 26, 2024

Grantor: JAVIER GOROSTIETA REYES AND YANET BENITEZ JAIMES

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated November 26, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP JAVIER GOROSTIETA REYES AND YANET BENITEZ JAIMES, recorded under Clerk's Document No. 202419354 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JAVIER GOROSTIETA REYES AND YANET BENITEZ JAIMES to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202419355 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 08, Block T, LOS MILAGROS PHASE 4, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 2A- 2B in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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, Trustee

41

NOTICE OF TRUSTEE'S SALE

FILED

Date: December 2, 2025

DEC 02 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:37 pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED FORTY-ONE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$141,900.00)

Deed of Trust

Date: December 23, 2024

Grantor: NAZARIO GAYTAN MENDOZA

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated December 23, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP NAZARIO GAYTAN MENDOZA, recorded under Clerk's Document No. 202420955 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith NAZARIO GAYTAN MENDOZA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420956 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 12, Block U, LOS MILAGROS PHASE 4, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 2A- 2B in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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, Trustee

42

NOTICE OF TRUSTEE'S SALE

FILED

Date: December 2, 2025

DEC 02 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:37 pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED FORTY-ONE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$141,900.00)

Deed of Trust

Date: January 22, 2025

Grantor: GUILLERMO SALVADOR DANIEL

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated January 22, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP GUILLERMO SALVADOR DANIEL, recorded under Clerk's Document No. 202501224 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith GUILLERMO SALVADOR DANIEL, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202501225 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 13, Block W, LOS MILAGROS PHASE 4, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 2A- 2B in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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 refilled 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, Trustee

43

NOTICE OF TRUSTEE'S SALE

FILED

Date: December 2, 2025
Trustee: SAN JUANA ALVAREZ
Trustee's Address: 11410 N. FM 493
Donna, Texas 78537

DEC 02 2025

Krista Bartsch
Bastrop County Clerk

1:37 pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$136,900.00)

Deed of Trust

Date: November 29, 2024

Grantor: MIRIAM RAMOS

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated November 29, 2024 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP MIRIAM RAMOS, recorded under Clerk's Document No. 202420866 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MIRIAM RAMOS, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420867 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 19, Block O, LOS MILAGROS PHASE 5, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 1A- 1B, in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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 refilled 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, Trustee

44

NOTICE OF TRUSTEE'S SALE

FILED

DEC 02 2025

Date: December 2, 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:37 pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Note: ONE HUNDRED FORTY-THREE THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$143,400.00)

Deed of Trust

Date: June 16, 2025

Grantor: Anakaren Torres And William Jose Torres Ramirez

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated June 16, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP Anakaren Torres And William Jose Torres Ramirez recorded under Clerk's Document No. 202511230 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith Anakaren Torres And William Jose Torres Ramirez, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202511231 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 59, Block P, LOS MILAGROS PHASE 5, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 1A- 1B, in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): January 6, 2026

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 Trustee under the Deed of Trust. Lender 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. 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 refileing may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

45

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: 07/31/1999
Grantor(s): HERMAN THOMAS AND PATRICIA THOMAS
Original Mortgagee: AMERIQUEST MORTGAGE COMPANY
Original Principal: \$58,800.00
Recording Information: Book 998 Page 897 Instrument 199910502
Property County: Bastrop
Property: (See Attached Exhibit "A")
Reported Address: 151 HIGH RIDGE ROAD, CEDAR CREEK, TX 78612

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Chase Home Lending Mortgage Trust 2024-RPL3 Mortgage Certificates, Series 2024-RPL3
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: Chase Home Lending Mortgage Trust 2024-RPL3 Mortgage Certificates, Series 2024-RPL3
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of January, 2026
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 Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones or 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. Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones or 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

DEC 04 2025

Krista Bartsch
Bastrop County Clerk

8:49 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): Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones or 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 12/4/25 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"

BEING A PORTION OF LOT 6, BLOCK 13 OF STONY POINT-SECTION TWO, A SUBDIVISION AS RECORDED IN CABINET 1, SLIDE 119A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF HIGH RIDGE DRIVE FOR THE NORTH CORNER OF SAID LOT: THE WEST CORNER OF LOT AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG THE NORTHEAST LINE OF SAID LOT 6 AND THE SOUTHWEST LINE OF SAID LOT 5, SOUTH 59 DEGREES 18 MINUTES 00 SECONDS EAST, 150.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 6; THE SOUTH CORNER OF SAID LOT 5 AND BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 6 AND THE NORTHWEST LINE OF LOT 8, SOUTH 29 DEGREES 51 MINUTES 00 SECONDS WEST, 60.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SEVERING SAID LOT 6, NORTH 59 DEGREES 18 MINUTES 00 SECONDS WEST, 150.00 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF SAID LOT 6 AND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HIGH RIDGE DRIVE FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 29 DEGREES 51 MINUTES 00 SECONDS EAST, 60 FEET TO THE PLACE OF BEGINNING AND REFERENCE BY PLAT DATED JULY 27, 1999.

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

22-50310

4305 TUCKERHILL LN, CEDAR CREEK, TX 78612

46

**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:

January 6, 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 THE ESTATE OF 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



4859543

DEC 04 2025

Krista Bartsch
Bastrop County Clerk

8:49 Am

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

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

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

Angela Zavala

Substitute Trustee(s): Megan L. Randle, Ebbie
Murphy, Sharlet Watts, Angela Zavala, Michelle
Jones, Jennyfer Sakiewicz, 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 4th day of December, 2025 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 FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 566, IN BLOCK "G", OF THE COLONY MUD 1B, SECTION 3, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 87A, PLAT RECORDS, BASTROP, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/04/2022 and recorded in Document 202223342 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: 01/06/2026

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by AUBREY LAVITORIA AND SARAH LAVITORIA, provides that it secures the payment of the indebtedness in the original principal amount of \$424,442.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LoanDepot.com, LLC is the current mortgagee of the note and deed of trust and LOANDEPOT.COM, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LoanDepot.com, LLC c/o LOANDEPOT.COM, LLC, 6531 Irvine Center Drive, Suite 100, Irvine, CA 92618 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.mwzmlaw.com/tx-investors

Certificate of Posting

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

FILED

DEC 04 2025

Krista Bartsch
Bastrop County Clerk

10:35 AM

148

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF BASTROP *

FILED

DEC 12 2025

Krista Bartsch
Bastrop County Clerk
10:46 AM

Date: December 11, 2025

Deed of Trust:

Date: June 28, 2010

Grantor: Guadalupe Salazar, 3204 Kittyhawk Cove, Austin, Texas 78745

Beneficiary: CT Ranch Associates Ltd.

Recorded under Clerks Document Number 201008219, Official Public Records, Bastrop County, Texas.

Property: Being 17.528 acres, more or less, of land out of the A.G. Moore, A-51 Survey in Bastrop County, Texas, and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #144052 of the Bastrop County Deed Records.

Date of Sale: January 6, 2026

Time of Sale: The earliest time at which the sale will occur is 11 a.m. and no later than 2:00 p.m.

**Place of sale of Property: Bastrop County Courthouse, Bastrop, Texas
803 Pine Street, Bastrop, Texas 78602**

Designated Area: Outside the main entrance of the Bastrop County Courthouse and more particularly described above, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



**Substitute Trustee – S.E. Rutledge, Zach Potts,
James Nelson, or Matt Banks**

For more information:

**P.O. Box 1249
San Marcos, Texas 78667
512-396-5115**

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APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: December 12, 2025

Substitute Trustee: Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr

Mortgagee: Wild Lions LLC, a Texas Limited Liability Company

Mortgagee's Address: 12012 Tanglewild Dr., Austin, TX 78758

Note: Note dated August 2, 2018, in the amount of \$26,722.00

Deed of Trust:

Date: August 2, 2018

Grantor: Yolanda Surita and Eddie Garcia

Mortgagee: Texas Mortgage Capital Corporation, a Texas Corporation NMLS #353784

Recording Information: Recorded in Document No. 201811895 in the official records of Bastrop County, Texas and further transferred by Transfer of Lien to Wild Lions LLC, a Texas Limited Liability Company in Document No. 201812179 in the official records of Bastrop County, Texas.

Property (including any improvements): Lot 7, Block 17, Eagleston Addition to the City of Smithville, Bastrop County, Texas (Volume 1800, Page 544, Deed Records, Bastrop County, Texas)
Tax Account No. R17711

County: Bastrop

Date of Sale: (first Tuesday of month) January 6, 2026

Time of Sale: 10am-1pm

Place of Sale: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

FILED

DEC 15 2025

Krista Bartsch
Bastrop County Clerk

8:52 AM

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on January 6, 2026 between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

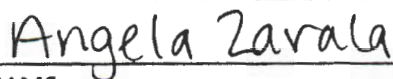
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Lupe Vasquez, Loss Mitigation,
SecureNet Services LLC

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED DEC 15 2025


NAME


AS SUBSTITUTE TRUSTEE

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Notice of Foreclosure Sale

Thursday, December 11, 2025

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.

Deed of Trust and other information:

Regarding the following instruments, among others (collectively, the "Loan Documents"):

Deed of Trust:

Dated: 12/7/2021

Document # 202126166

Trustee Patrick E. Hudson

Current Lender: FM Land holdings, LLC

Property address: 16801 Manda Carlton Rd, Manor, Texas 78653

Legal description: Tract 6, PIN OAK CREEK ACRES, a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Plat Cabinet No. 7, Page 120A, Plat Records, Bastrop County, Texas

Grantor: (Debtor/ Borrower): Juan Rodriguez Arce

Grantee: FM Land holdings, LLC

Note Holder: FM Land holdings, LLC

Servicer: TexStar Escrow 5809 Acacia Circle, El Paso, TX 79912

Substitute Trustee: S. Lee Stevenson, Jr., David Ricker, Taylor Grantham, Angela Zavala, Richard Zavala, Jr., Michelle Jones, Sharlet Watts and David Garvin

Date of Sale: January 6, 2026

Time of sale: Between 10AM-1PM

Place: The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in Bastrop County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the Bastrop County courthouse.

Address to contact substitute trustees: S. Lee Stevenson, Jr, Stevenson & Ricker, Eilan at the Rim, 17806 IH 10 Suite 300, San Antonio Texas 78257, Tel. (210) 690-9944, Text (210) 884-5454 lee@stevensonricker.com.

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 with payment being a cashiers check, except that the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The successful bidder other than the Note Holder must pay the full purchase price at the time of the sale; the cashier's check must be given immediately after the sale.

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, Note holder, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

FILED

DEC 15 2025 8:52 AM

Krista Bartsch
Bastrop County Clerk

The owner of the Note is also acting as the Mortgage Servicer of the Note. The foreclosure will be conducted by the Note holder's representative.

The address of Mortgage Holder and Servicer is stated above.

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

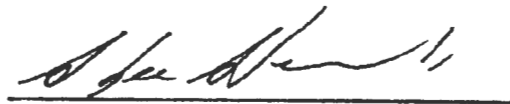
The Note holder, Servicer or Substitute Trustee reserves the right to postpone, cancel or rescind the Foreclosure Sale at any time. If the sale is canceled or rescinded, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Note holder, Servicer or Substitute Trustee reserves the right to withdraw its last bid and reopen the foreclosure sale for additional bidding. The substitute trustee does not answer questions, respond to telephone calls, emails or texts from potential buyers or bidders prior to the sale; likewise the borrowers must contact the lender or servicer for questions about their loan or the foreclosure process. All information concerning the sale is contained in this Notice of Sale. Once the Foreclosure sale has begun and the opening bid placed, the Trustee or Substitute Trustee will not stop the sale to answer questions or give any information concerning the Foreclosure Sale. 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 Note holder. 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, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



S. Lee Stevenson, Jr.

Attorney for Note holder and Mortgage Servicer
Stevenson & Ricker
Eilan at the Rim
17806 IH 10 Suite 300
San Antonio Texas 78257
Telephone (210) 690-9944 Text (210) 884-5454
Email: lee@stevensonricker.com

FILED

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DEC 15 2025

Krista Bartsch
Bastrop County Clerk

8:52 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

Information regarding the indebtedness and lien that is the subject of this sale:

Note:

Date: September 24, 2021

Maker: JPC Land Holdings, LLC, Norman Gregory Jones, Janet Marie Jones, and Raif Harrison Castello

Payee: Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA

Original Principal Amount: \$3,200,000.00

Capital Farm Credit Loan No. 5864900

Deed of Trust:

Date: September 24, 2021

Grantor: JPC Land Holdings, LLC, by and through Raif Castello, Janet Jones, and Norman Jones

Trustee: Jeffrey C. Norte

Recorded in: Instrument Number 202121245, Official Public Records of Bastrop County, Texas.

Property:

The following described real property, 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:

Being a tract or parcel of land situated in the C. Gage Survey, Abstract 174 and the E. McCollum Survey, Abstract 244, Deed Records, Bastrop County, Texas, being part of that tract of land conveyed to the Russell Trust by deed and recorded in Instrument Number 201504094, Deed Records, Bastrop County, Texas, and being more particularly described as 369.27 acres, more or less, by metes and bounds in Exhibit "A" attached hereto and specifically made a part hereof for all purposes.

Together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owned or hereafter acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Notwithstanding any other provision, reservation or exception contained in said Deed of Trust or on any exhibit thereto, the lien shall cover all of Grantor's water rights, including, but not limited to, rights to surface water, groundwater, underground water, percolating waters, rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA

Information regarding the public sale to be held:

Substitute Trustee: Sharlet Watts, Angela Zavala, Richard Zavala, Jr., Michelle Jones, and David Garvin ; 8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument executed on November 6, 2025 by Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Bastrop County, Texas.

Date of Sale: January 6, 2026, being the first Tuesday in said month.

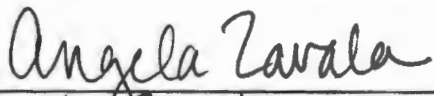
Time of Sale: The earliest time at which the sale will occur is 10:00a.m., Bastrop, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Bastrop County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA appointed Substitute Trustee and has requested 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, any one of the above-named Substitute Trustees 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 title to the Property. Neither Substitute Trustee nor the Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA make any representation or warranty (express or implied) regarding 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.


Angela Zavala, Substitute Trustee

Please return File-Stamped Copy to:

Will C. Griffis
McCleskey, Harriger, Brazill & Graf, L.L.P.
101 S. Park
San Angelo, TX 76901

EXHIBIT A

Being a tract or parcel of land situated in the C. Gage Survey, Abstract 174 and the E. McCollum Survey, Abstract 244, Deed Records, Bastrop County, Texas, being part of that tract of land conveyed to the Russell Trust by deed and recorded in Instrument Number 201504094, Deed Records, Bastrop County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron pipe found for corner at the most westerly northwest corner of the Russell Trust Tract, in the west Right-of-Way line of said F.M. Highway No. 2104, and being the southwest corner of that parcel of land conveyed to David Wittman, by deed, Inst. No. 201611288, Deed Records, Bastrop County, Texas;

THENCE North 67°02'40" East, generally following a fence line being the south line of said Wittman tract, a distance of 2,762.48 feet to ½" iron rod found for corner;

THENCE North 21°22'30" West, generally following a fence line being the east line of said Wittman tract, a distance of 1,513.07 feet to a 5/8" iron rod found for corner;

THENCE South 66°43'02" West, generally following a fence line being the north line of the Wittman tract, a distance of 599.93 feet to a 6" wood fence post for corner, being the southeast corner of that tract conveyed to John Box recorded by deed, Inst. No. 201504908, Deed Records, Bastrop County, Texas;

THENCE North 22°36'24" West, generally following a fence line being the east line of said Box tract, a distance of 919.94 feet to a ½" iron rod found for corner;

THENCE South 66°59'51" West, generally following a fence line being the north line of said Box tract, a distance of 1,413.92 feet to a ½" iron rod found for corner, being the northwest corner of said Box tract and being in the east line of a tract conveyed to Karl Thiele by deed recorded in Volume 1265, Page 609, Deed Records, Bastrop County, Texas;

THENCE North 23°02'07" West, generally following a fence line being the east line of said Thiele tract, a distance of 1,095.42 feet to a 3" steel fence post found for corner, and being the southwest corner of a tract conveyed to Joel Burnes by deed recorded in Inst. No. 202009764, Deed Records, Bastrop County, Texas;

THENCE North 66°46'42" East, generally following a fence line being the south line of said Burnes tract, passing 3" steel fence post at 1336.34', being the south west corner of a tract conveyed to Kevin Foerster by deed recorded in Inst. No. 20190047, Deed Records, Bastrop County, Texas, in all a distance of 2,513.81 feet to a 3/8" iron rod found for corner, being the southeast corner of said Foerster tract;

THENCE North 22°22'05" West, generally following a fence line being the east line of Foerster tract, a distance of 809.22 feet to a 5/8" iron rod found for corner, being the south west corner of that tract conveyed to Paul Minke by deed recorded in Inst. No. 201609642, Deed Records, Bastrop County, Texas;

THENCE North 67°54'58" East, generally following a fence line being the south line of said Minke Tract, a distance of 1,478.61 feet to a ½" iron rod in concrete found for corner, being the southwest corner of a tract conveyed to Michelle Merka by deed recorded in Inst. No. 201609642, Deed Records, Bastrop County, Texas;

THENCE North 67°53'37" East, generally following a fence line being the south line of said Merka tract, a distance of 1,559.67 feet to a fence corner post for corner, being a corner of said Merka tract;

THENCE South 23°16'18" East, generally following a fence line being the west line of said Merka tract and the east line of a tract conveyed to the Seagert Family Trust by Inst. No. 201702644, Deed Records, Bastrop County, Texas, a distance of 2,930.96 feet to a ½" iron rod found for corner, being the southwest corner of said Seagert tract and being in the north line of a tract conveyed to Noel Dyal by deed recorded in the deed records of Bastrop County, Texas;

THENCE South 67°01'35" West, generally following a fence line being along the north line of said Dyal tract, a tract of land conveyed to Dean Stuey by deed recorded in Volume 1447, Page 659, and a tract of land conveyed to Marie Surovik by deed recorded in Inst. No. 201717659, Deed Records, Bastrop County, Texas, a distance of 2,685.56 feet to a ½" bent iron rod found for corner;

THENCE South 23°12'16" East, generally following a fence line along the west line of said Surovik tract, a distance of 491.73 feet to a ½" iron rod found for corner;

THENCE North 66°38'39" East, generally following a fence line along the south line of said Surovik tract, a distance of 3,094.13 feet to a ½" iron rod found for corner;

THENCE South 23°18'30" East, generally following a fence line, a distance of 42.20 feet to a 3/8" iron rod found for corner;

THENCE South 67°01'12" West, generally following a fence line being the north line of a tract conveyed to Rodger Roitsch by deed recorded in Volume 1002, Page 846, Deed Records, Bastrop County, Texas, a distance of 1,469.16 feet to a ½" iron rod marked "SURVEY WORKS" set for corner in a fence line running north;

THENCE North 21°38'06" West, generally following a fence line, a distance of 1,667.19 feet to a ½" iron rod marked "SURVEY WORKS" set for corner;

THENCE South 67°02'40" West, leaving said fence line, a distance of 2,717.41 feet to a ½" iron rod marked "SURVEY WORKS" set for corner in the west Right-of-Way line of said F.M. Highway No. 2104;

THENCE with a curve to the left having an arc length of 108.61 feet, a radius of 1,949.86 feet, a chord bearing of North 45°54'25" West, a chord length of 108.60 feet to the Point of Beginning, and containing a total of 369.27 Acres of land, more or less.