

Foreclosure Notices: July 1, 2025

1. Martinez, Jose Hernandez
2. Burnside, Todd
3. Clark, Loyce & Waldon, Carol J.
4. Coats, Elizabeth & Coats, John III
5. Begier, Dave
6. Fuentes Jose & Fuentes Maria
7. Gardner, Betty J.
8. Lopez, Leobardo
9. Valladares, Estefany Jessenia
10. Saucedo, Maria Dayci
11. Diaz, Juana Patricia
12. Calderon, Jose Antonio
13. Zamarron, Juan Manuel &
Hernandez, Berta Alicia
14. Bustillo, Erly Johana

Foreclosure Notices: July 1, 2025

15. Ugarte, Engracia Gloria Zavaleta &
Zavaleta, Jay Borostieta
16. Esquite, Franklin Dionel Ramirez &
Esquite, Alex Alfredo Ramirez
17. Tirado - Garcia, Gerardo
18. Ortega, Darwin Omar Estrada
19. Hernandez, Pablo Resendiz
20. Guillen, Victor Hugo
21. Garcia, David Uriel Chavez
22. Sanchez, Jaime Ivan Herrera
23. Esquivias, Norberta Yesenia
24. Cruz, Darwin Jose & Magdaleno, Daniela Leticia
25. Zimmerman, Melissa & Ronnie
26. Morales, Amilcar L. Garcia &
Salazar, Alma D. Hernandez
27. Rodriguez, Leopold & Rodriguez, Janice L.
28. Huerta, Cardina D. &
Rosales, Juan A. Robles

Foreclosure Notices: July 1, 2025

29. Avila, Armando Avila &
Rodriguez, Diana Robles

30. Moore, Amber

31. NEU Community Creekside LLC

FILED

APR 10 2025

Krista Bartsch
Bastrop County Clerk

1:33pm

00000010422541

851 OLD SAN ANTONIO RD
DALE, TX 78616

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: July 01, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 24, 2019 and recorded in Document INSTRUMENT NO. 201907561 real property records of BASTROP County, Texas, with JOSE HERNANDEZ MARTINEZ A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE HERNANDEZ MARTINEZ A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$147,184.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



851 OLD SAN ANTONIO RD
DALE, TX 78616

00000010422541

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

851 OLD SAN ANTONIO RD
DALE, TX 78616

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BASTROP



LOT 7, MEADOWWOOD, SECTION ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 2, PAGE 239B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

2

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

TS No TX07000181-25-1

APN R496561 | 8720710 | R97831

TO No 250211050-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 6, 2022, TODD BURNSIDE, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E. BLACK JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FLAGSTAR BANK, FSB, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$426,761.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on May 9, 2022 as Document No. 202210162 in Bastrop County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R496561 | 8720710 | R97831

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Vanna Ho, , Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

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

FILED

MAY 01 2025

Krista Bartsch
Bastrop County Clerk

9:22 Am

TS No TX07000181-25-1

APN R496561 | 8720710 | R97831

TO No 250211050-TX-RW1


NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 1, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Bastrop County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602, or in the area designated by the Commissioner's Court.**

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 29th day of April, 2025.


By: Joshua Sanders, Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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

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

TS No TX07000181-25-1

APN R496561 | 8720710 | R97831

TO No 250211050-TX-RWI

EXHIBIT "A"

LOT 461, BLOCK M, OF THE COLONY MUD 1B SECTION 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 7, SLIDE 85-A, PLAT RECORDS, BASTROP COUNTY, TEXAS

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Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 07/01/2025

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

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

Property Address: 304 BROWNING DRIVE, 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.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/20/2006 and recorded 11/27/2006 in Book 1694 Page 363 Document 200617867, real property records of Bastrop County, Texas, with **LOYCE CLARK, A SINGLE MAN & CAROL J. WALDON, A SINGLE WOMAN** grantor(s) and WMC MORTGAGE CORP. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LOYCE CLARK, A SINGLE MAN & CAROL J. WALDON, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of \$125,894.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-WM2, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgage of the note and deed of trust or contract lien.

FILED

MAY 01 2025

Krista Bartsch
Bastrop County Clerk

12:45 PM

Notice of [Substitute] Trustee Sale

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

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

LOT 3, BLOCK B, HUNTERS CROSSING SECTION THREE D, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET NO. 4, PAGE 175B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

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

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

Notice of [Substitute] Trustee Sale

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

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

Date: April 29th, 2025



Loundie Chery-Trustee Sale Assistant

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

FILED

MAY 15 2025

Krista Bartsch
Bastrop County Clerk

8:55 AM

24-208852

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: January 20, 2005	Original Mortgagor/Grantor: ELIZABETH COATS AND JOHN COATS III
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CREVECOR MORTGAGE, INC.	Current Beneficiary / Mortgagee: TOWD POINT MORTGAGE TRUST 2017-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
Recorded in: Volume: N/A Page: N/A Instrument No: 200501185	Property County: BASTROP
Mortgage Servicer: Select Portfolio Servicing	Mortgage Servicer's Address: 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

* 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 \$88,000.00, executed by ELIZABETH COATS; JOHN D. COATS, III and payable to the order of Lender.

Property Address/Mailing Address: 133 WRIGHT DRIVE, CEDAR CREEK, TX 78612

Legal Description of Property to be Sold: LOTS 3 AND 4, BLOCK C, OF HERITAGE OAKS SUBDIVISION, BLOCKS A THROUGH G, AN ADDITION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN CABINET 2, PAGE(S) 311A-311B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AMENDED IN VOLUME 662, PAGE 423, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS..

Date of Sale: July 1, 2025	Earliest time Sale will begin: 10:00 AM
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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, *TOWD POINT MORTGAGE TRUST 2017-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE*, the owner and holder of the Note, has requested Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *TOWD POINT MORTGAGE TRUST 2017-2, U.S. BANK NATIONAL*



ASSOCIATION, AS INDENTURE TRUSTEE bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

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/Mary Akapo

Mary Akapo

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24125990

marakapo@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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25TX267-0247
207 HERITAGE OAKS DRIVE, CEDAR CREEK, TX 78612

NOTICE OF FORECLOSURE SALE

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

LOT 12, BLOCK F, IN SECTION 2, OF HERITAGE OAKS SUBDIVISION, BLOCKS A THROUGH G, AN ADDITION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, PAGES 311A-311B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS

Security Instrument: Deed of Trust dated November 10, 2008 and recorded on December 4, 2008 as Instrument Number 200815758 in the real property records of BASTROP County, Texas, which contains a power of sale.

Sale Information: July 01, 2025, 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 DAVE BEGIER secures the repayment of a Note dated November 10, 2008 in the amount of \$77,579.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED

MAY 15 2025

Krista Bartsch
Bastrop County Clerk

8:55 Am



4843263

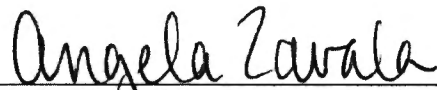
Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Vanna Ho, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Richard Zavala, Jr., Jr, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Kyle Walker, Andrew Mills-Middlebrook, Megan Randle, Dustin George

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s) Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Vanna Ho, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Richard Zavala, Jr., Jr, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Kyle Walker, Andrew Mills-Middlebrook, Megan Randle, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 15th day of May, 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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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 November 2, 2009, executed by JOSE FUENTES AND MARIA FUENTES, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 200914236, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany 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, July 1, 2025**, (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 1998 American Homestar Manufactured Home, Serial No. AH02983292AB.

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.

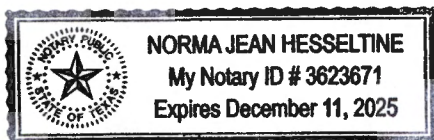
EXECUTED this 12 day of May, 2025.

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 12 day of May, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

FILED

MAY 19 2025
Krista Bartsch
Bastrop County Clerk
9:13 am

EXHIBIT "A"

Lot 6, Block 84, CITY OF SMITHVILLE, Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet 1, Page 24A, of the Plat Records of Bastrop County, Texas.

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NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Betty J. Gardner	Deed of Trust Date	June 20, 2007
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$120,000.00
Recording Information	Instrument #: 200709346 Book #: 1754 Page #: 203 in Bastrop County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup
Property Address	147 Sunset Heights, Bastrop, TX 78602	Property County	Bastrop

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Seattle Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	07/01/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The north door of the Bastrop county Courthouse, 803 Pine Street, Bastrop, Texas in Bastrop County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Bastrop County Commissioner's Court.
Substitute Trustees	Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: LOT 10, BLOCK "7", LAKE BASTROP ACRES, SEC. 1 REVISED, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET 1, PAGE 36B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The 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 sale will necessarily be made subject to all other 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. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-01141

FILED

PAGE 1

MAY 29 2025

Krista Bartsch
Bastrop County Clerk

9:43 AM

NOTICE OF TRUSTEE'S SALE

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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.

Dated May 22, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

8

Date: **June 3, 2025**

Substitute Trustee: **SAN JUANA ALVAREZ**

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

JUN 03 2025

**Krista Bartsch
Bastrop County Clerk**

1:29 pm

Lender: **CENTEX LAS ALAMEDAS, 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: **April 11, 2022**

Grantor: **LEOBARDO 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 LEOBARDO LOPEZ, A MARRIED PERSON, recorded under Clerk's Document No. 202208630 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith LEOBARDO LOPEZ, A MARRIED PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202208631 Official Records, Bastrop County, Texas. Assumption Agreement dated September 2, 2022, recorded under Clerk's Document No. 202220302 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 38, Block B, LAS ALAMEDAS SUBDIVISION, a subdivision in 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): **July 1, 2025**

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

9

Date: June 3, 2025

JUN 03 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

11:29 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: ESTEFANY JESSENIA VALLADARES, 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 ESTEFANY JESSENIA VALLADARES, A SINGLE PERSON, recorded under Clerk's Document No. 202209879 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ESTEFANY JESSENIA VALLADARES, A SINGLE PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202209880 Official Records, Bastrop County, Texas.

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

County: Bastrop

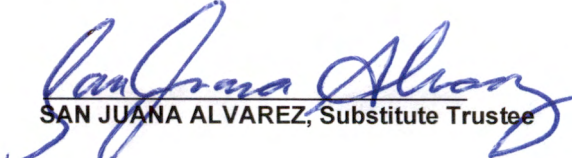
Date of Sale (first Tuesday of month): July 1, 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

10

Date: June 3, 2025

JUN 03 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:29 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: MARIA DAYCI SAUCEDO, 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 MARIA DAYCI SAUCEDO, A MARRIED PERSON, recorded under Clerk's Document No. 202208716 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MARIA DAYCI SAUCEDO, A MARRIED PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202208717 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 03, Block G, LAS ALAMEDAS SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded under Cabinet No. 7, Pages 134- B – 136-A, Plat Records of Bastrop County, Texas.

County: Bastrop

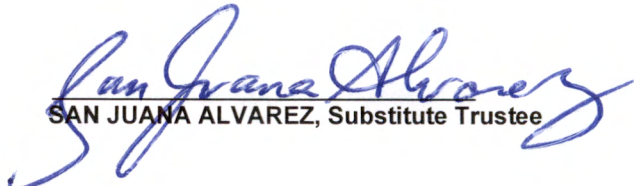
Date of Sale (first Tuesday of month): July 1, 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

11

Date: June 3, 2025

JUN 03 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:29 pm

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: JUANA PATRICIA DIAZ

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 JUANA PATRICIA DIAZ, recorded under Clerk's Document No. 202208740 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JUANA PATRICIA DIAZ, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202208741 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 20, Block M, LAS ALAMEDAS SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded under Cabinet No. 7, Pages 134B-136A, Plat Records of Bastrop County, Texas.

County: Bastrop

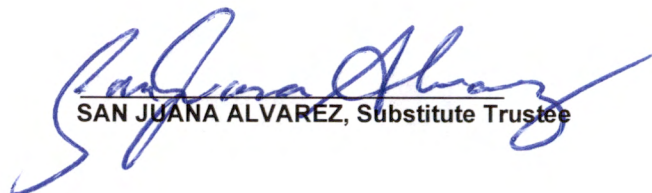
Date of Sale (first Tuesday of month): July 1, 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

12

Date: June 3, 2025

JUN 03 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

11:29 pm

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: June 10, 2021

Grantor: JOSE ANTONIO CALDERON, 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 10, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership JOSE ANTONIO CALDERON, A SINGLE PERSON, recorded under Clerk's Document No. 202112953 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE ANTONIO CALDERON, A SINGLE PERSON, to LETICIA YAZMIN RIOS Trustee, recorded under Clerk's Document No. 202112954 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 22, Block C, 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

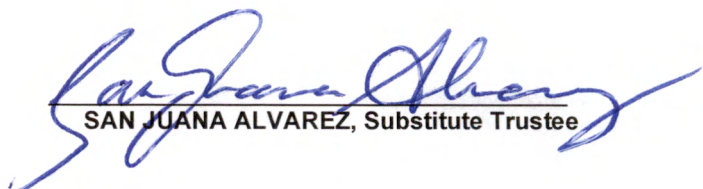
Date of Sale (first Tuesday of month): July 1, 2025

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 SUBSTITUTE TRUSTEE'S SALE

FILED

13

Date: June 3, 2025

Substitute Trustee: SAN JUANA ALVAREZ

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

JUN 03 2025

Krista Bartsch
Bastrop County Clerk

11:29 pm

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: JUAN MANUEL ZAMARRON, A SINGLE PERSON AND BERTA ALICIA
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 August 4, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership JUAN MANUEL ZAMARRON, A SINGLE PERSON AND BERTA ALICIA HERNANDEZ, A SINGLE PERSON, recorded under Clerk's Document No. 202119133 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JUAN MANUEL ZAMARRON, A SINGLE PERSON AND BERTA ALICIA HERNANDEZ, A SINGLE PERSON, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202119134 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 03, Block F, 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): July 1, 2025

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

14

Date: June 3, 2025

JUN 03 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:29 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): July 1, 2025

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 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

NOTICE OF TRUSTEE'S SALE

FILED

15

Date: June 3, 2025

JUN 03 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:29 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: November 26, 2024

Grantor: ENGRACIA GLORIA ZAVALA UGARTE AND JAY GOROSTIETA ZAVALA

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 ENGRACIA GLORIA ZAVALA UGARTE AND JAY GOROSTIETA ZAVALA, recorded under Clerk's Document No. 202500981 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ENGRACIA GLORIA ZAVALA UGARTE AND JAY GOROSTIETA ZAVALA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202500982 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 103, Block P, LOS MILAGROS PHASE 4, 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): July 1, 2025

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

NOTICE OF TRUSTEE'S SALE

FILED

16

Date: **June 3, 2025**

JUN 03 2025

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

11:29 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 22, 2024**

Grantor: **FRANKLIN DIONEL RAMIREZ ESQUITE AND ALEX ALFREDO RAMIREZ ESQUITE**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated November 22, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP FRANKLIN DIONEL RAMIREZ ESQUITE AND ALEX ALFREDO RAMIREZ ESQUITE, recorded under Clerk's Document No. 202419352 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith FRANKLIN DIONEL RAMIREZ ESQUITE AND ALEX ALFREDO RAMIREZ ESQUITE, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202419353 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 15, Block S, LOS MILAGROS PHASE 4 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 2A- 2A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

Date of Sale (first Tuesday of month): **July 1, 2025**

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

NOTICE OF TRUSTEE'S SALE

FILED

17

Date: June 3, 2025

JUN 03 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch

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

Bastrop County Clerk

1:29 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: November 26, 2024

Grantor: GERARDO TIRADO-GARCIA

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 GERARDO TIRADO-GARCIA, recorded under Clerk's Document No. 202501018 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith GERARDO TIRADO-GARCIA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202501019 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 12, Block W, LOS MILAGROS PHASE 4 SUBDIVISION, 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): July 1, 2025

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

NOTICE OF TRUSTEE'S SALE

FILED

18

Date: June 3, 2025

JUN 03 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:29 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 11, 2024

Grantor: DARWIN OMAR ESTRADA ORTEGA

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

Recording information: A Special Warranty Deed with Vendor's Lien dated October 11, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP DARWIN OMAR ESTRADA ORTEGA, recorded under Clerk's Document No. 202419169 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith DARWIN OMAR ESTRADA ORTEGA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202419170 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 37, Block Y, LOS MILAGROS PHASE 4 SUBDIVISION, 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): July 1, 2025

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

NOTICE OF TRUSTEE'S SALE

FILED

19

Date: **June 3, 2025**

Trustee: **SAN JUANA ALVAREZ**

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

JUN 03 2025

**Krista Bartsch
Bastrop County Clerk**

1:29 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: **December 6, 2024**

Grantor: **PABLO RESENDIZ HERNANDEZ**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated December 6, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP PABLO RESENDIZ HERNANDEZ, recorded under Clerk's Document No. 202420569 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith PABLO RESENDIZ HERNANDEZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420570 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 41, Block R, 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): **July 1, 2025**

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

NOTICE OF TRUSTEE'S SALE

FILED

20

Date: June 3, 2025

JUN 03 2025

Trustee: SAN JUANA ALVAREZ

Krista Bartsch

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

Bastrop County Clerk

11:29 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: December 16, 2024

Grantor: VICTOR HUGO GUILLEN

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

Recording information: A Special Warranty Deed with Vendor's Lien dated December 16, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP VICTOR HUGO GUILLEN, recorded under Clerk's Document No. 202420643 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith VICTOR HUGO GUILLEN, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420644 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 33, Block AA, 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

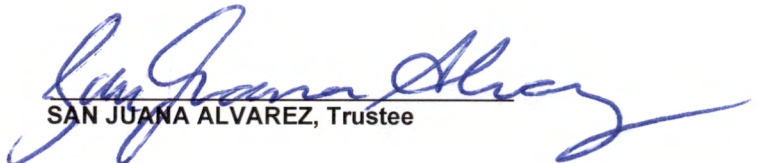
Date of Sale (first Tuesday of month): July 1, 2025

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 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

21

Date: June 3, 2025

JUN 03 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:29 pm

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

Note: EIGHTY- THREE THOUSAND THREE HUNDRED FIFTY AND
NO/100THS DOLLARS (\$83,350.00)

Deed of Trust

Date: February 28, 2020

Grantor: DAVID URIEL CHAVEZ GARCIA, 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 DAVID URIEL CHAVEZ GARCIA, A SINGLE PERSON, recorded under Clerk's Document No. 202005241 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith DAVID URIEL CHAVEZ GARCIA, A SINGLE PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202005242 Official Records, Bastrop County, Texas. Assumption Agreement dated November 11, 2021, recorded under Clerk's Document No. 202126153 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 10, Block G, 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

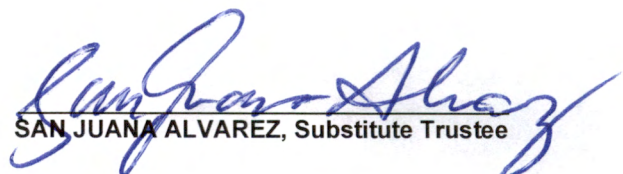
Date of Sale (first Tuesday of month): July 1, 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

22

Date: June 3, 2025

Substitute Trustee: SAN JUANA ALVAREZ

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

JUN 03 2025

Krista Bartsch
Bastrop County Clerk

1:29 pm

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

Note: ONE HUNDRED FIFTY- SIX THOUSAND AND NO/100THS DOLLARS
(\$156,000.00)

Deed of Trust

Date: July 18, 2023

Grantor: JAIME IVAN HERRERA SANCHEZ

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

Recording information: A Special Warranty Deed with Vendor's Lien dated July 18, 2023, executed by CENTEX MONTE VISTA, L.P., a Texas limited partnership JAIME IVAN HERRERA SANCHEZ, recorded under Clerk's Document No. 202311410 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JAIME IVAN HERRERA SANCHEZ, to YAZMIN LEAL, Trustee, recorded under Clerk's Document No. 202311411 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 11, 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): July 1, 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

23

Date: June 3, 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

JUN 03 2025

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

Krista Bartsch
Bastrop County Clerk

1:29 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 MUINIZ, 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**

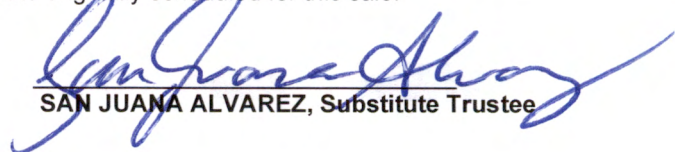
Date of Sale (first Tuesday of month): **July 1, 2025**

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

24

Date: June 3, 2025

JUN 03 2025

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:29 pm

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

Note: **SEVENTY- ONE THOUSAND SEVEN HUNDRED AND NO/100THS
DOLLARS (\$71,700.00)**

Deed of Trust

Date: **June 14, 2019**

Grantor: **DARWIN JOSE CRUZ, AND WIFE DANIELA LETICIA MAGDALENO**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated June 14, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership DARWIN JOSE CRUZ, AND WIFE DANIELA LETICIA MAGDALENO, recorded under Clerk's Document No. 201909066 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith DARWIN JOSE CRUZ, AND WIFE DANIELA LETICIA MAGDALENO, to ADELA MUNIZ Trustee, recorded under Clerk's Document No. 201909067 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 22, Block B, 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): **July 1, 2025**

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

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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 February 20, 2008, executed by **MELISSA AND RONNIE ZIMMERMAN, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 200802714, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, 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, July 1, 2025**, (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 2003 Palm Harbor Manufactured Home, Serial No. PH0517585AB.

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.

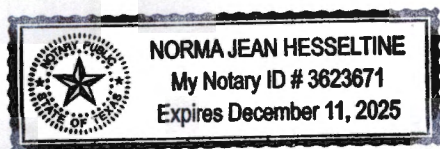
EXECUTED this 5th day of June, 2025.

K. 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 5th day of June, 2025, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

FILED

JUN 06 2025

Krista Bartsch
Bastrop County Clerk

1:11 pm

EXHIBIT "A"

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
Fax 512-321-2107
jgaron@austin.rr.com

January 15, 2008

LEGAL DESCRIPTION: BEING 0.525 ACRE OF LAND, LYING IN AND BEING A PORTION OF LOT 3, MEADOWWOOD SECTION 2, A SUBDIVISION OF RECORD IN CABINET 2, PAGE 360B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 0.525 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JANUARY, 2008:

BEGINNING at an iron rod set on the northeasterly r-o-w line of Meadowwood Lane for the common corner of said Lot 3 and Lot 4, Meadowwood Section 2;

THENCE N 45°00'00" W a distance of 143.88 feet along Meadowwood Lane and southwest line of said Lot 3 to a 1/2" rod set for corner;

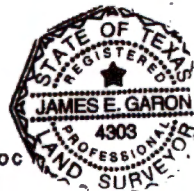
THENCE N 46°32'51" E a distance of 161.55 feet to a 1/2" rod set for corner;

THENCE S 45°00'00" E a distance of 139.51 feet to a 1/2" rod set for corner on the common line of said Lots 3 and 4;

THENCE S 45°00'00" W a distance of 161.50 feet to the **POINT OF BEGINNING**, containing 0.525 acre of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:


James E. Garon
Registered Professional Land Surveyor
Server; c:\bastrop\subdivisions\meadowwood\b10408.doc



(26)

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

Date: June 04, 2025

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

Mortgagee: FM Land Holdings, LLC

Mortgagee's Address: 5701 W Slaughter Ln Bldg A130, Austin, TX 78749

Note: Note dated November 11, 2021, in the amount of \$234,000.00

Deed of Trust:

Date: November 11, 2021

Grantor: Amilcar L. Garcia Morales & Alma D. Hernandez Salazar

Mortgagee: FM Land Holdings, LLC

Recording Information: Recorded in Document No. 202124516

Property (including any Improvements): Exhibit A

County: BASTROP

Date of Sale: (first Tuesday of month) July 1, 2025

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

JUN 09 2025

Krista Bartsch
Bastrop County Clerk

8:51 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.

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 July 1, 2025 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.


Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

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 JUN 09 2025


NAME


AS SUBSTITUTE TRUSTEE

EXHIBIT "A"**LEGAL DESCRIPTION TRACT 1: 10.399 ACRES**

SURVEY OF A TRACT 1: 10.399 ACRES OF LAND IN THE CHARLES EDWARD SURVEY, ABSTRACT NUMBER 39, BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 48.202 ACRES OF LAND DESCRIBED TO FM LAND HOLDINGS, LLC AS RECORDED IN THAT CERTAIN ASSUMPTION WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 202109687, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS THE HEREIN DESCRIBED TRACT 1: 10.399 ACRES OF LAND BEING SHOWN ON A SKETCH PREPARED HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WAJ438-3020)

COMMENCING for reference at a one-half inch capped iron rod set stamped "RPLS 5548" for the southwest corner of the said 48.202 acres of land, same being a point on the west right of way line Krehnak Road a road in Bastrop County, Texas, the right of way width of which varies, same being the southeast corner of that called ninety-eight and sixteen hundredths (98.16) acres, more or less described to GMD Family, LLC - Series 1 in that certain Warranty Deed as recorded in Document Number 201214725, Official Public Records Bastrop County, Texas, same being the upper northeast corner of that called Tract No. 1, 12.779 acres of land described to Carrie Henderson in that certain Partition Deed as recorded in Document Number 201111641, Official Public Records Bastrop County, Texas and from this point a pinched pipe found for the common south corner of the GMD Family 98.16 acres and that called 100 acres described to Mary E. Kellberg in the certain Partition Deed as recorded in said Volume 61, Page 521, Deed Records Bastrop County, Texas, bears South 86°07'04" West, a distance of 1682.65 feet and from this pinched pipe found another pinched pipe found on the south right of way line of Nink Road, a road in Bastrop County, Texas, and a reference point to the common north corner of the said Winston 100 acres and the said Kellberg 100 acres bears North 03°09'46" West, 2544.72 feet, the common north corner of the said Winston and Kellberg 100 acres being within the bounds of said Nink Road and bears on same course and additional distance of 39.43 feet;

THENCE North 86°07'04" East, 1070.27 feet along the common dividing line of the said 48.202 acres of land and the north right of way line of the said Krehnak Road to a one-half inch capped iron rod set stamped "RPLS 5548" for the POINT OF BEGINNING of and southwest corner of the herein described Tract 1: 10.399 acres of land, same being the southeast corner of a simultaneously created Tract 2: 10.105 acres of land and a point on last said common dividing line;

THENCE severing from said and crossing over the said 48.202 acres of land the following three (3) courses and distances:

- 1) North 00°00'39" West, 196.45 feet along the common dividing line of the said Tract 1: 10.399 acres of land and the said Tract 2: 10.105 acres of land to a one-half inch capped iron rod set stamped "RPLS 5548" for an exterior angle corner of the herein described Tract 1: 10.399 acres of land, same being an interior angle corner of the said Tract 2, 10.105 acres of land;
- 2) North 30°36'28" East, 1261.74 feet along the common dividing line of the herein described Tract 1: 10.399 acres of land and the said Tract 2: 10.105 acres of land to a one-half inch capped iron rod set stamped "RPLS 5548" for the northwest corner of the herein described Tract 1: 10.399 acres of land, same being the northeast corner of the said Tract 2: 10.105 acres of land;
- 3) North 87°02'44" East, 129.91 feet along the common dividing line of the herein described Tract 1: 10.399 acres of land to a point not set in the meandering east line of the said 48.202 acres of land, same being the meandering west line of that called 54.41 acres of land described to David Bristow in that certain General Warranty Deed With Vendor's Lien as recorded in Document Number 201617009, Official Public Records Bastrop County, Texas, the meandering west line of that called 20.800 acres of land described to Ethel Burleson-Scott in that certain Quitclaim Bill Of Sale as recorded in Document Number 201806115,

Official Public Records Bastrop County, Texas, the meandering west line of that called 10.063 acres of land described to Narciso Aguirre Cruz in that certain Special Warranty Deed With Vendor's Lien as recorded in Document Number 200603709, Official Public Records Bastrop County, Texas;

THENCE along the meander lines of Pin Oak Creek, the meander east line of the said 48.202 acres of land, the west meander lines of that called 54.41 acres of land described to David Bristow in that certain General Warranty Deed With Vendor's Lien as recorded in Document Number 201617009, Official Public Records Bastrop County, Texas, the west meander lines of that called 20.800 acres of land described to Ethel Burleson-Scott in that certain Quitclaim BDI Of Sale as recorded in Document Number 201808115, Official Public Records Bastrop County, Texas, and the west meander lines of that called 10.063 acres of land described to Narciso Aguirre Cruz in that certain Special Warranty Deed With Vendor's Lien as recorded in Document Number 200603709, Official Public Records Bastrop County, Texas, the following fifteen (15) courses and distances to calculated points not set:

- 1) South 07°18'48" East, a distance of 33.04 feet;
- 2) South 23°03'24" East, a distance of 68.81 feet;
- 3) South 11°18'12" East, a distance of 27.47 feet;
- 4) South 04°17'10" East, a distance of 60.84 feet;
- 5) South 20°43'42" West, a distance of 108.39 feet;
- 6) South 46°43'17" West, a distance of 26.29 feet;
- 7) South 41°22'40" West, a distance of 160.80 feet;
- 8) South 14°58'48" West, a distance of 131.94 feet;
- 9) South 24°40'31" West, a distance of 146.53 feet;
- 10) South 19°12'46" West, a distance of 98.54 feet;
- 11) South 23°09'13" East, a distance of 52.56 feet;
- 12) South 09°51'18" West, a distance of 84.94 feet;
- 13) South 12°00'06" East, a distance of 86.73 feet;
- 14) South 09°35'17" East, a distance of 105.66 feet;
- 15) South 10°38'54" East, a distance of 153.13 feet to a calculated point not set for the southeast corner of the herein described Tract 1: 10.399 acres of land and the said 48.202 acres of land and a point on the west line of the said Cruz 10.063 acres of land;

THENCE South 86°07'04" West, feet along the common dividing line of the said 48.202 acres of land and the north right of way line of the said Krchoak Road and passing at a distance of 215.00 feet a one-half inch capped iron rod set stamped "RPLS 5548" for a point of reference and continuing on same course a Total Distance of 593.13 feet to the **POINT OF BEGINNING** and containing 10.399 acres of land, more or less, within these meters and bounds.

BASIS OF BEARINGS: Lambert Conformal Projection, Grid North, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83.

I, Robert C. Staebing, a Registered Professional Land Surveyor, do hereby certify that the above survey was made by me upon the ground and is true and correct according to my best belief and knowledge.



Robert C. Staebing

Robert C. Staebing
Registered Professional Land Surveyor State of Texas - No. 5548

04/18/2021

Date

JUN 09 2025

Krista Bartsch
Bastrop County Clerk

C&M No. 44-25-01193/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE 8:51 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 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 December 29, 2023 and recorded under Clerk's File No. 202400130, in the real property records of Bastrop County Texas, with Leopold Rodriquez and Janice L Rodriquez, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SFMC LP DBA Service First Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Leopold Rodriquez and Janice L Rodriquez, Husband and Wife securing payment of the indebtedness in the original principal amount of \$690,331.00 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 Leopold Rodriquez, Janice L Rodriquez. PENNYMAC LOAN SERVICES, 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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT 48, BLOCK F, OF DOUBLE EAGLE RANCH, SECTION 4, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 7, PAGE 212B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

SALE INFORMATION**Date of Sale: 07/01/2025****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 Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, , Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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 June 6, 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. 44-25-01193

Notice of Trustee's Sale

Date: 06/09/2025

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 08/06/2021, in the original principal amount of \$93,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 08/06/2021, executed by Carolina D. Huerta and Juan A. Robles Rosales to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202117577 of the Official Public Records of Bastrop County, Texas

Property: Lot 4, Block E, Twin Creeks

Date of Sale (first Tuesday of month): July 1, 2025

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as 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.

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.



Clay E. Morgan

FILED

JUN 09 2025

Krista Bartsch
Bastrop County Clerk

2:08 pm

Notice of Trustee's Sale

Date: 06/09/2025

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 02/09/2024, in the original principal amount of \$154,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 02/09/2024, executed by Armando Avila Avila and Diana Robles Rodriguez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202402805 of the Official Public Records of Bastrop County, Texas

Property: Lot 20, Block G, Twin Creeks

Date of Sale (first Tuesday of month): July 1, 2025


Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as 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.

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.



Clay E. Morgan

FILED

JUN 09 2025

Krista Bartsch
Bastrop County Clerk

2:08 pm

30

FILED

JUN 09 2025

Krista Bartsch
Bastrop County Clerk
3:58pm

NOTICE OF TRUSTEE'S SALE

DATE: June 3, 2025

DEED OF TRUST

Date: April 3, 2024

Grantor: AMBER MOORE

Beneficiary: DFLC, INC.

Trustee: ROBERT E. BLACK

Recorded in: Document No. 202405549, Real Property Records, Bastrop County, Texas.

PROPERTY:

Lot 35, Block C, ARBOR HILLS, a subdivision in Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet 3, Page 166A, of the Plat Records in Bastrop County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: April 3, 2024

Original Principal Amount: \$70,000.00

Holder: DFLC, INC.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00 P.M.): 1st day of July, 2025.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Bastrop County, Bastrop, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 P.M., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.

Robert E. Black

ROBERT E. BLACK
2499 S. Capital of Texas Hwy., A-205
Austin, Texas 78746
512-477-1964
Attorneyreb@yahoo.com

31

FILED

JUN 10 2025

Krista Bartsch
Bastrop County Clerk

9:20 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 10, 2025

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

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

DEED OF TRUST:

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

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

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

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

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

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

Property:

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



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

NOTE:

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

Amount: \$6,000,000.00

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

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

DATE OF SALE OF PROPERTY:

Tuesday, July 1, 2025, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

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

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

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

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

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


BENJAMIN K. WILLIAMS, Trustee and
Attorney for Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
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(512) 872-6088