

Foreclosure Notices: June 3, 2025

1. Fleming, Keli

2. Rodriguez, Leopold & Rodriguez, Janice L

3. Lopez Luis & Jimenez, Teresa

4. Jackson, Kenneth L & Jackson, Renarda

5. Torres Tammy L & Torres, Paul

Our Case No. 25-01285-FC

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

THE STATE OF TEXAS
COUNTY OF BASTROP

Deed of Trust Date:
March 1, 2023

Property address:
106 W RIDGE DR
CEDAR CREEK, TX 78612

FILED
MAR 20 2025
Krista Bartsch
Bastrop County Clerk

10:39 Am

Grantor(s)/Mortgagor(s):
KELI FLEMING, UNMARRIED

LEGAL DESCRIPTION: LOT 22, WEST RIDGE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET NO. 2, PAGE 220A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

TOGETHER WITH A MANUFACTURED HOME, YEAR: 2004; MAKE: PALM HARBOR; MODEL: PHWD76F8; SERIAL NO. PH0517576A/B/C, WHICH FORMS A PART OF THE HEREIN DESCRIBED REAL PROPERTY, AND HAS BEEN PERMANENTLY AFFIXED AS RECORDED ON 05/06/2013 IN VOLUME 2230 PAGE 830.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
NATIONS LENDING CORPORATION

Date of Sale: JUNE 3, 2025

Property County: BASTROP

Original Trustee: R CHRISTOPHER BAKER

Recorded on: March 1, 2023
As Clerk's File No.: 202303001
Mortgage Servicer:
NATIONS LENDING CORPORATION

Substitute Trustee:
Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Ebbie Murphy, Megan Randle-Bender, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out 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, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Ebbie Murphy, Megan Randle-Bender, Marinosci Law Group PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 3, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

NATIONS LENDING CORPORATION, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND. 3/19/25

MARINOSCI LAW GROUP, P.C.

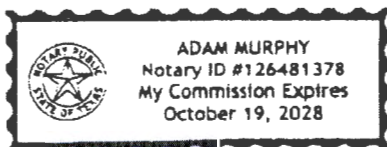
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 19 day of MARCH 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: NATIONS LENDING CORPORATION
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 25-01285

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

APR 10 2025 8:27 AM

Krista Bartsch
Bastrop County Clerk

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated 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: 06/03/2025****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** Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz, 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, 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 April 8, 2025.

/s/ Danya F. Gladney SBOT No. 24059786, 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

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 8, 2020, and recorded as Document Number 202005634, in the real property records of BASTROP County Texas, with Luis Lopez and Teresa Jimenez, as Grantor(s) and Rose Carter and Shay Voigt, as beneficiary and Original Mortgagee.

Deed of Trust executed by Luis Lopez and Teresa Jimenez, securing payment of the indebtedness in the original principal amount of \$149,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Luis Lopez and Teresa Jimenez. Rose Carter and Shay Voigt are the current mortgagees (the "Mortgagee") of the Note and Deed of Trust.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Tuck McClimon PLLC is representing and acting as the Mortgage Servicer for the Mortgagee. Tuck McClimon PLLC's address is: 906 Main Street, Bastrop, Texas 78602.

PROPERTY:

Being 5.047 acres of land lying and being situated out of the Henry P. Redfield Survey, Abstract 286, in Bastrop County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof, and commonly known as 171 Ironstone Road, Smithville, Texas 78957, and includes a mobile home with a serial and label number of SERIAL# TXFL2AC198400879 and TXFL2BC198400879, LABEL# TEX0209563 and TEX0209564, and further described in the attached Exhibit "B" hereinafter referred to by reference. Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SALE INFORMATION

Date of Sale: June 3, 2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: Bastrop County Courthouse, 804 Pecan Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as

FILED

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE - Page 1 of 3

APR 23 2025

Krista Bartsch
Bastrop County Clerk

4:01 pm

amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately next to where the Notice was posted.

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**


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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Joe Grady Tuck, Tuck McClimon PLLC, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is: Tuck Tuck McClimon PLLC, 906 Main Street, Bastrop, TX 78602, Phone (512) 321-4944.

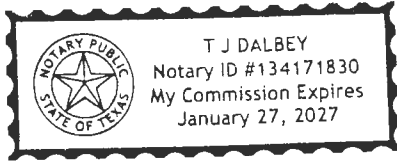
EXECUTED as of the 21 day of April, 2025



Joe Grady Tuck
Attorney at Law
SBOT No. 20264000
Tuck McClimon PLLC
906 Main Street, Bastrop, TX 78602
(512) 321-4944

STATE OF TEXAS §
COUNTY OF BASTROP §

Before me, the undersigned notary public, on this 21st day of April, 20 25 personally appeared Joe Grady Tuck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



T J Dalbey
Notary Public, State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION: BEING 5 047 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE HENRY P. REDFIELD SURVEY, ABSTRACT 288, IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 5 05 ACRE TRACT CONVEYED TO DOUGLAS AND AMY BYROM BY DEED RECORDED IN VOLUME 973, PAGE 603 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS AND TO OTHEL BYROM BY DEED RECORDED IN VOLUME 973, PAGE 607 OF SAID OFFICIAL RECORDS, SAID 5 047 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2001

BEGINNING at a nail found in the centerline of a 50 foot road easement recorded in Volume 323, Page 271 of said official records for the northwest corner of that certain 5 05 acre tract conveyed to Joaquin and Mary Mune by deed recorded in Volume 375, Page 777 of said official records, the northeast corner of that certain 5 05 acre tract conveyed to Terrence N. Foster by deed recorded in Volume 354, Page 372 of said official records, the southeast corner of that certain 4 05 acre tract conveyed to James Dureka by deed recorded in Volume 375, Page 447 of said official records and the southwest corner hereof,

THENCE North 00°13'27" East a distance of 400 04 feet along said centerline and the east line of said Dureka tract to a nail found for the northeast corner of said Dureka tract, the southeast corner of that certain 5 05 acre tract conveyed to Harold C. Adams by deed recorded in Volume 598, Page 611 of said official records, the southwest corner of that certain 2 525 acre tract conveyed to William and Loretta Morgan by deed recorded in Volume 588, Page 321 of said official records and the northwest corner hereof,

THENCE South 89°48'52" East along the south line of said Morgan tract, passing at a distance of 24 80 feet an iron rod found for reference, continuing in all a distance of 549 72 feet to an iron rod found in the west line of that certain 83 281 acre tract conveyed to George Edward Stickie, III by deed recorded in Volume 948, Page 1 of said official records for the southeast corner of said Morgan tract and the northeast corner hereof;

THENCE South 00°15'32" West a distance of 389 93 feet along the west line of said Stickie tract to an iron rod found for the northeast corner of said Mune tract and the southeast corner hereof,

THENCE North 89°47'33" West along the north line of said Mune tract, passing at a distance of 524 59 feet an iron rod found for reference, continuing in all a distance of 549 48 feet to the POINT OF BEGINNING and containing 5 047 acres of land, more or less, and as shown on map of survey marked herewith



RECORD DETAIL

For general information, this is not a Statement of Ownership (SO)

STATEMENT OF OWNERSHIP INFORMATION

Certificate #: MH00373410

Issue Date: 11/10/2010

Election: REAL PROPERTY (Perfected)

HOME INFORMATION

Manufacturer: FLEETWOOD HOMES OF TEXAS INC #84 [IA]
1101 FOUNDATION DRIVE
WACO, TX 76710

Model: BARRINGTON
Date Manf:
Square Ftg 1,512
Windzone:

License #: MHDMAN00000113

	Label/Sea#	Serial #	Weight	Size
Section 1:	TEX0209563	TXFL2AC198400879	19,420	14 x 56
Section 2:	TEX0209564	TXFL2BC198400879	16,860	14 x 56
Section 3:				
Section 4:				

PHYSICAL LOCATION INFORMATION

Physical Location: 171 IRONSTONE RD

SMITHVILLE

TX 78957

BASTROP

OWNERSHIP INFORMATION

Seller/Transferor: FEDERAL NATIONAL MORTGAGE
ASSOCIATION
INTERNATIONAL PLAZA II

Buyer/Transferee: SHAY VOIGHT

Mailing Address: 14221 DALLAS PKWY #100
DALLAS, TX 75254-2916

Mailing Address: 1325 HWY 304
BASTROP, TX 78602

Right of Survivorship: No Transfer/Sale Date: 07/27/2010

LIEN INFORMATION

First Lien: N/A

Second Lien: N/A

ACTIVE TAX LIEN INFORMATION

ATTACHED ACTIVE TAX LIEN(S)

Year	Recorded	Tax Unit #	Tax Unit Name	Tax Roll Account #	Amount
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No Active Tax Liens

UNATTACHED ACTIVE TAX LIEN(S)

Unattached tax liens are liens filed with the department which contain possible discrepancies in the home identification numbers referenced. Because the lien may apply to this home it is being listed so it can be considered. If the lien is from the same county where the home is and/or was installed it may apply to this home.

Year	Recorded	Tax Unit #	Tax Unit Name	Tax Roll Account #	Amount
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No Unattached Active Tax Liens

OWNERSHIP HISTORY

Certificate	Issue Date	Seller/Transferor	Owner/Transferee	County	Purchase Date	Election
MH00358331	07/07/2010	JP MORGAN CHASE BANK	FEDERAL NATIONAL MORTGAGE	BASTROP	7/7/2010	REAL
CN003761	10/27/1999	B & H MOBILE HOMES INC.	DOUGLAS BYROM	BASTROP	6/2/1982	REAL
00123733	12/06/1983	B & H MOBILE HOMES INC.	DOUGLAS & AMY BYROM	BASTROP	6/2/1982	

24-251039

FILED

9:07am

APR 24 2025

Krista Bartsch
Bastrop County Clerk

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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: November 22, 2008	Original Mortgagor/Grantor: KENNETH L. JACKSON AND RENARDA JACKSON
Original Beneficiary / Mortgagee: WALTER MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1 TRUST
Recorded in: Volume: 1881 Page: 211 Instrument No: 200816115	Property County: BASTROP
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$59,500.00, executed by KENNETH L. JACKSON AND RENARDA JACKSON and payable to the order of Lender.

Property Address/Mailing Address: 445 B HWY 95 S, ELGIN, TX 78621

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

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

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

THENCE WITH THE FENCE LINE ALONG THE NORTH LINE OF SAID 4.135 ACRE TRACT, NORTH 30 DEGREES 06' 00" EAST FOR 628.84 FEET TO A 5/8 INCH STEEL PIN FOUND, BEING THE NORTH CORNER OF SAID 4.135 ACRE TRACT AND ALSO BEING THE NORTH CORNER OF THIS TRACT; THENCE WITH THE EAST LINE OF SAID 4.135 ACRE TRACT, SOUTH 58 DEGREES 26' 30" EAST FOR 190.00 FEET TO THE EAST CORNER OF SAID 4.135 ACRE TRACT AND ALSO BEING THE EAST CORNER OF THIS TRACT; WITH THE SOUTH LINE OF SAID 4.135 ACRE TRACT, SOUTH 30 DEGREES 12' 05" WEST FOR 658.39 FEET TO THE POINT OF BEGINNING.

FIELD NOTES FOR 0.2451 ACRES OF LAND, BEING A 30 FOOT EASEMENT, OUT OF THE RICHARD YOUNG 1/3 LEAGUE SURVEY, A-373 IN BASTROP COUNTY, TEXAS AND BEING OUT OF A 4.135 ACRE



TRACT CONVEYED TO ELSIE MAE PENSON IN VOLUME 217, PAGE 381 IN DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DISCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

THE IMPROVEMENTS THEREON BEING KNOWN AS 445 SOUTH STATE HIGHWAY 95, UNIT B, ELGIN, TEXAS - 78621.

Date of Sale: JUNE 03, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 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, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1 TRUST*, the owner and holder of the Note, has requested Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Vanna Ho, , Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones whose address is 1 MAUCHLY IRVINE, CA 92618 OR 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.

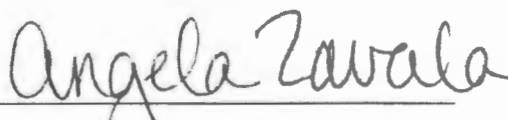
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1 TRUST* bid 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, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen,

Auction.com, Vanna Ho, , Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones whose address is 1 MAUCHLY IRVINE, CA 92618 OR 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 Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Vanna Ho, , Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones whose address is 1 MAUCHLY IRVINE, CA 92618 OR 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.



SUBSTITUTE TRUSTEE

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

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

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TS# TX 6222-24

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 26, 2025

NOTE: Promissory Lien Note described as follows:

Date:	August 5, 2004
Debtor:	Tammy L Torres
Original Creditor:	Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network Inc
Original Principal Amount:	\$108,000.00
Current Holder:	1900 Capital Trust II, by US Bank Trust National Association, not in its Individual Capacity but Solely As Certificate Trustee

DEED OF TRUST: Deed of Trust described as follows:

Date:	August 5, 2004
Grantor:	Tammy L Torres and Paul Torres
Trustee:	Don Ledbetter
Current Beneficiary:	1900 Capital Trust II, by US Bank Trust National Association, not in its Individual Capacity but Solely As Certificate Trustee
Recorded:	Book 1465, at Page 136, Instrument No. 200413770 of the Public Records of Bastrop County, State of TX.

LENDER: 1900 Capital Trust II, by US Bank Trust National Association, not in its Individual Capacity but Solely as Certificate Trustee

BORROWER: Tammy L Torres

PROPERTY: The real property described as follows:

FILED

APR 29 2025

Krista Bartsch
Bastrop County Clerk

3:50 pm

LOT 33, BLOCK A, OF LEGEND OAKS-PHASE TWO, AN ADDITION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 3, PAGE(S) 161A-161B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

SUBSTITUTE TRUSTEE: Brent W. Martinelli, Kelley Church, Brandi Wilson, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Megan Randle

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

Quintairos, Prieto, Wood & Boyer, P.A.
255 South Orange Avenue, Suite 900
Orlando, Florida 32801
Attn: Texas FC team

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

June 3rd 2025 the first Tuesday of the month, to commence at 10:00 am, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

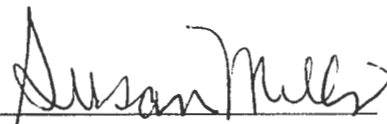
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property

that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:

A handwritten signature in dark ink, appearing to read "Susan Mills", is written over a horizontal line.

Trustee

Brent W. Martinelli, Kelley Church,
Brandi Wilson, Jim Mills, Susan
Mills, Jeff Benton, Andrew Mills-
Middlebrook, George Hawthorne, Ed
Henderson, Kyle Walker, Megan
Randle