

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

Our Case No. 25-01285-FC

1

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

THE STATE OF TEXAS  
COUNTY OF BASTROP

FILED

MAR 20 2025

**Deed of Trust Date:**  
March 1, 2023

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

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.

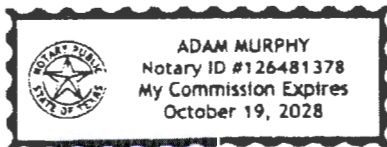
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

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&amp;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**

**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.**

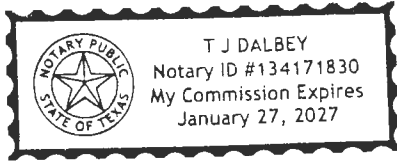
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is: Tuck Tuck McClimon PLLC, 906 Main Street, Bastrop, TX 78602, Phone (512) 321-4944.

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 23 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.



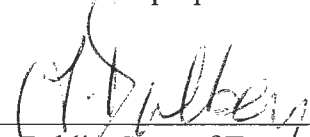
  
\_\_\_\_\_  
Notary Public, State of Texas



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 Muns 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 399 93 feet along the west line of said Stickie tract to an iron rod found for the northeast corner of said Muns tract and the southeast corner hereof,**

**THENCE North 89°47'33" West along the north line of said Muns 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 ~~attached~~ 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
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
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	2/2/2010	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	

FILED

9:07am

APR 24 2025

Krista Bartsch  
Bastrop County Clerk

4

24-251039

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)

<b>Deed of Trust Date:</b> November 22, 2008	<b>Original Mortgagor/Grantor:</b> KENNETH L. JACKSON AND RENARDA JACKSON
<b>Original Beneficiary / Mortgagee:</b> WALTER MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> 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
<b>Recorded in:</b> <b>Volume:</b> 1881 <b>Page:</b> 211 <b>Instrument No:</b> 200816115	<b>Property County:</b> BASTROP
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 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 COMER 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 OE 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.

<b>Date of Sale:</b> JUNE 03, 2025	<b>Earliest time Sale will begin:</b> 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.

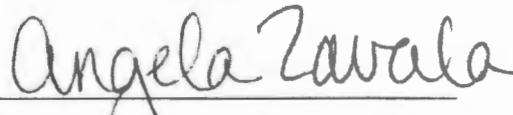
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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