

Foreclosure Notices May 6, 2025

1. Pacheco, Carolyn
2. Pimentel, Jose Guillermo Castillo &  
Mendoza, Ivania Yolanda Ortiz
3. Prejean, Steven Roderick
4. Kiddy, Gary & Kiddy, Diana
5. Brummet, Rebecca L.
6. Jellison, Don Jay
7. Itzep, Andres Celestino &  
Itzep, Juan Nicolas
8. Ortiz, Rosa Nelly
9. Mora, Jeronimo Luca tero &  
Pichardo, Ydanda Martinez
10. Rodriguez, Alexandra Yamileth
11. Guillen, Jhony Josue Quiroz

Foreclosure Notices May 6, 2025

12. Urquiza, Alejandro

13. Aguilar, Ivonne & Segura, Heriberto

14. Torres, Jose Francisco

15. Garcia, Jose Raul

16. L&D Development Inc.

17. Thomas, Herman & Thomas, Patricia

18. Price, Janet H.

19. Perez, Daisy Areli Alcala

20. Nanban Chola Land Holdings, LLC

21. Loria, Alexis Filiberto Berdejo &  
Ramirez, Maria de Lourdes Castelan

22. Ramirez, Maria Susana Castelan &  
Guzman-Muniz, Jesus Omar

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23. Zayago, Irma & Zayago, Erick

24. Jimenez, Jose Antonio Jaramillo &  
Luis, Rosa Isela Gonzalez

25. Dzan, Michelle & Bozs, Robert

26. NEU Community Creekside LLC

27. Chavez Inc., LLC

28. Chavez Inc, LLC

29. Bautista, Gabriela Tolentino

30. Santillan, Jaime & Rivera, Yolanda

31. Aguilera, Ana Maria, Aguilera, Valeria C  
& Aguilera, Jose

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## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT TWENTY-EIGHT (28), BLOCK "13", LAKE BASTROP ACRES SECTION TWO, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET I, PAGE 36A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/21/2004 and recorded in Book 1435 Page 351 Document 200407618 real property records of Bastrop County, Texas.

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

Date: 05/06/2025

Time: 01:00 PM

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

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

**5. Obligations Secured.** The Deed of Trust executed by CAROLYN PACHECO, provides that it secures the payment of the indebtedness in the original principal amount of \$138,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

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

FILED

FEB 20 2025

Krista Bartsch  
Bastrop County Clerk

1:55 pm

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

MAR 06 2025

T.S. #: 2025-13174-TX

Krista Bartsch  
Bastrop County Clerk

1:16 pm

**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.**

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

**Date:** 5/6/2025  
**Time:** The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.  
**Place:** Bastrop County Courthouse, Texas, at the following location: 803 Pine Street, Bastrop, TX 78602 NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

LOT 1, BLOCK C, ELM RIDGE PHASE 1-B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET 2, PAGE 301A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

**Commonly known as:** 103 WINECUP PATH CEDAR CREEK, TX 78612

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 6/28/2022 and recorded in the office of the County Clerk of Bastrop County, Texas, recorded on 6/30/2022 under County Clerk's File No 202214983, in Book -- and Page -- of the Real Property Records of Bastrop County, Texas.

**Grantor(s):** JOSE GUILLERMO CASTILLO PIMENTEL AND IVANIA YOLANDA ORTIZ MENDOZA, husband and wife  
**Original Trustee:** BLACK, MANN & GRAHAM LLP.  
**Substitute Trustee:** Nestor Solutions, LLC, Auction.com, Megan Randle-Bender aka Megan L. Randle, Ebbie Murphy, Angela Zavala, Richard Zavala, JR., Michelle Jones, Sharlett Watts, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Jacob Nink, Jeff Benton, Jennyfer Sakiewicz  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for City First Mortgage Services, LLC, its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

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 referenced property securing the above referenced loan.

T.S. #: 2025-13174-TX

**Terms of 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 mortgagee 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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 prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of 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.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$325,600.00, executed by JOSE GUILLERMO CASTILLO PIMENTEL AND IVANIA YOLANDA ORTIZ MENDOZA, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for City First Mortgage Services, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

**Freedom Mortgage Corporation**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
Phone: (855) 690-5900

T.S. #: 2025-13174-TX

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: MAR 06 2025

Nestor Solutions, LLC, Auction.com, Megan Randle-Bender aka Megan L. Randle, Ebbie Murphy, Angela Zavala, Richard Zavala, JR., Michelle Jones, Sharlett Watts, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Jacob Nink, Jeff Benton, Jennyfer Sakiewicz

*Angela Zavala*

c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

FILED

MAR 13 2025

Krista Bartsch  
Bastrop County Clerk

23-091882

## 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: February 27, 2019	Original Mortgagor/Grantor: STEVEN RODERICK PREJEAN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: ALLIED FIRST BANK, SB DBA SERVBANK
Recorded in: Volume: N/A. Page: N/A. Instrument No: 201902811	Property County: BASTROP
Mortgage Servicer: ALLIED FIRST BANK, SB DBA SERVBANK	Mortgage Servicer's Address: 3138 East Elwood Street Phoenix, Arizona 85034-000

\* 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 \$271,461.00, executed by STEVEN RODERICK PREJEAN and payable to the order of Lender.

Property Address/Mailing Address: 430 PINE TREE LOOP, BASTROP, TX 78602

Legal Description of Property to be Sold: LOT 194, KC ESTATES, SECTION 4, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 1, PAGE 172B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Date of Sale: MAY 06, 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, *ALLIED FIRST BANK, SB DBA SERVBANK*, 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 *ALLIED FIRST BANK, SB DBA SERVBANK* 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

4

115 N PINTO CT  
PAIGE, TX 78659

00000010386555

**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: May 06, 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 September 23, 2022 and recorded in Document INSTRUMENT NO. 202220734 real property records of BASTROP County, Texas, with GARY KIDDY, MARRIED MAN AND DIANA KIDDY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GARY KIDDY, MARRIED MAN AND DIANA KIDDY, securing the payment of the indebtednesses in the original principal amount of \$321,469.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361

FILED

MAR 20 2025

Krista Bartsch  
Bastrop County Clerk

3:47pm



115 N PINTO CT  
PAIGE, TX 78659

00000010386555

**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 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, JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM, OR BRETT ADAMS 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: \_\_\_\_\_

115 N PINTO CT  
PAIGE, TX 78659

00000010386555

00000010386555

BASTROP



LOT 20, CIRCLE D COUNTRY ACRES SECTION 10, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 2, PAGE 201B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 132841-TX

Date: March 25, 2025

County where Real Property is Located: Bastrop

ORIGINAL MORTGAGOR: REBECCA L BRUMMET

ORIGINAL MORTGAGEE: THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL  
HOUSING SERVICE  
OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF  
AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or  
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 9/30/2003, RECORDING INFORMATION: Recorded on 10/7/2003, as Instrument No.  
200316817 in Book 1375 Page 024

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 9, BLOCK A, OF RIVERSIDE GROVE  
SUBDIVISION PHASE 4, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN CABINET 4, PAGE 15B OF THE PLAT RECORDS OF  
BASTROP COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/6/2025, the foreclosure sale will be conducted in  
Bastrop County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the  
Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the  
Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage  
Servicer, is representing the Mortgagee, whose address is:

United States of America acting through the Rural Housing Service or successor agency, United States Department  
of Agriculture  
c/o Dawson's Management - USDA

FILED

Page 1 of 2

MAR 27 2025

Krista Bartsch  
Bastrop County Clerk

10:10 Am



4838950


AP NOS/SOT 08212019

Matter No.: 132841-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE MEGAN L. RANDLE, EBBIE MURPHY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, JENNYFER SAKIEWICZ, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By:   
Casper J. Rankin, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

Return to:  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

FILED

APR 01 2025

Krista Bartsch  
Bastrop County Clerk

2:39pm

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** March 24, 2025

**DEED OF TRUST:**

**Date:** May 8, 2014

**Grantor:** DON JAY JELLISON

**Beneficiary:** BUTTROSS V, INC.

**Trustee:** REGINA BUTTROSS, DAVID BUTTROSS, YOUSSEF LAHLOU or  
BLAINE DUNLAP

**Substitute Trustee:** ROBERT E. BLACK

**Substitute Trustee's Address:**

ROBERT E. BLACK  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

Recorded in: Document No. 201405785, Real Property Records, Bastrop County, Texas

**PROPERTY:**

All of Block "16", ORIGINAL TOWNSITE OF SMITHVILLE, TEXAS, an addition in Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet No. 1, Page 24A, Plat Records of Bastrop County, Texas, also being shown as Lots 1-8, Block 16, on survey dated August 15, 2008, prepared C. Richard Ralph, R.P.L.S. No. 4758, and locally known as 400 Gresham Avenue, Smithville, Texas 78957.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** May 8, 2014

**Original Principal Amount:** \$520,000.00

**Holder:** BUTTROSS V, INC.

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 6th day of May, 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, Substitute 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.**



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ROBERT E. BLACK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

7

Date: April 1, 2025

APR 01 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch  
Bastrop County Clerk

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

3:20 pm

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

Note: SEVENTY-TWO THOUSAND NINE HUNDRED FIFTY AND  
NO/100THS DOLLARS (\$72,950.00)

Deed of Trust

Date: April 9, 2020

Grantor: ANDRES CELESTINO ITZEP, A MARRIED PERSON AND JUAN  
NICOLAS ITZEP A SINGLE PERSON

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

Recording information: A Special Warranty Deed with Vendor's Lien dated April 9, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership ANDRES CELESTINO ITZEP, A MARRIED PERSON AND JUAN NICOLAS ITZEP A SINGLE PERSON, recorded under Clerk's Document No. 202006548 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ANDRES CELESTINO ITZEP, A MARRIED PERSON AND JUAN NICOLAS ITZEP A SINGLE PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202006549 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 2, Block J, 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): May 6, 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 refiling may be after the date originally scheduled for this sale.

  
SAN JUANA ALVAREZ, Substitute Trustee

8

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

APR 01 2025

Krista Bartsch  
Bastrop County Clerk

3:30pm

Date: April 1, 2025  
Substitute Trustee: SAN JUANA ALVAREZ  
Substitute Trustee's Address: 11410 N. FM 493  
Donna, Texas 78537  
Lender: CENTEX LOS SENDEROS, L.P., a Texas limited partnership  
Note: NINETY-THREE THOUSAND SEVEN HUNDRED FIFTY AND  
NO/100THS DOLLARS (\$93,750.00)

Deed of Trust

Date: April 23, 2020  
Grantor: ROSA NELLY ORTIZ, A SINGLE PERSON  
Lender: CENTEX LOS SENDEROS, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated April 23, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership ROSA NELLY ORTIZ, A SINGLE PERSON, recorded under Clerk's Document No. 202006621 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ROSA NELLY ORTIZ, A SINGLE PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202006622 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 06, Block C, 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): May 6, 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 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: April 1, 2025

APR 01 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch  
Bastrop County Clerk

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

3:20pm

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

Note: NINETY-THREE THOUSAND ONE HUNDRED FIFTY-FIVE AND  
NO/100THS DOLLARS (\$93,155.00)

Deed of Trust

Date: February 28, 2020

Grantor: JERONIMO LUCATERO MORA, A SINGLE PERSON YOLANDA  
MARTINEZ PICHARDO 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 JERONIMO LUCATERO MORA, A SINGLE PERSON YOLANDA MARTINEZ PICHARDO A SINGLE PERSON, recorded under Clerk's Document No. 202004741 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JERONIMO LUCATERO MORA, A SINGLE PERSON YOLANDA MARTINEZ PICHARDO A SINGLE PERSON, to ADELA MUNIS, Trustee, recorded under Clerk's Document No. 202004743 Official Records, Bastrop County, Texas. Assumption Agreement dated August 30, 2021, recorded under Clerk's Document No. 202119734 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 25, Block B, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.

County: Bastrop

Date of Sale (first Tuesday of month): May 6, 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

10

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: April 1, 2025

Substitute Trustee: SAN JUANA ALVAREZ

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

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

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

Deed of Trust

Date: October 4, 2024

Grantor: ALEXANDRA YAMILETH RODRIGUEZ

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 ALEXANDRA YAMILETH RODRIGUEZ, recorded under Clerk's Document No. 202416589 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ALEXANDRA YAMILETH RODRIGUEZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202416590 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 11, Block N, 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): May 6, 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 refileing may be after the date originally scheduled for this sale.

  
SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

11

Date: April 1, 2025

Substitute Trustee: SAN JUANA ALVAREZ

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

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

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

Deed of Trust

Date: October 7, 2024

Grantor: JHONY JOSUE QUIROZ GUILLEN

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

Recording information: A Special Warranty Deed with Vendor's Lien dated October 7, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP JHONY JOSUE QUIROZ GUILLEN, recorded under Clerk's Document No. 202417978 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JHONY JOSUE QUIROZ GUILLEN, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202417979 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 45, Block H, 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

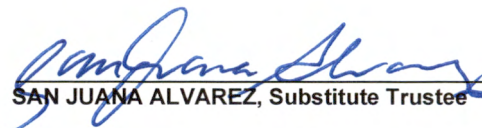
Date of Sale (first Tuesday of month): May 6, 2025

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

  
SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

12

Date: April 1, 2025  
Substitute Trustee: SAN JUANA ALVAREZ  
Substitute Trustee's Address: P.O. Box 365  
La Blanca, Texas 78558

APR 01 2025  
Krista Bartsch  
Bastrop County Clerk

3:20pm

Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership  
Note: NINETY- SIX THOUSAND AND NO100TH (\$96,000.00)

Deed of Trust

Date: August 10, 2020  
Grantor: ALEJANDRO URQUIZA, A MARRIED PERSON  
Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated August 10, 2020, executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership ALEJANDRO URQUIZA, A MARRIED PERSON, recorded under Clerk's Document No. 202016721 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ALEJANDRO URQUIZA, A MARRIED PERSON, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202016722 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 50, Block A, THE ESTATES AT CARTER'S GROVE, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page 16A, Plat Records of Bastrop County, Texas.

County: Bastrop

Date of Sale (first Tuesday of month):

May 6, 2025 SA  
~~August 10, 2020~~

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

13

APR 01 2025

Krista Bartsch  
Bastrop County Clerk

3:30 pm

Date: April 1, 2025

Substitute Trustee: SAN JUANA ALVAREZ

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

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

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

Deed of Trust

Date: April 11, 2022

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

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

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

Property: (including any improvements), All of Lot 06, Block A, LAS ALAMEDAS SUBDIVISION, 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): May 6, 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 refiling may be after the date originally scheduled for this sale.

  
SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

14

Date: April 1, 2025  
Substitute Trustee: SAN JUANA ALVAREZ  
Substitute Trustee's Address: P.O. Box 365  
La Blanca, Texas 78558

APR 01 2025  
Krista Bartsch  
Bastrop County Clerk  
3:20 pm

Lender: CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership  
Note: ONE HUNDRED TWENTY-THREE THOUSAND FOUR  
HUNDRED AND NO/100THS DOLLARS (\$123,400.00)

Deed of Trust

Date: April 11, 2022  
Grantor: JOSE FRANCISCO TORRES, 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 JOSE FRANCISCO TORRES, A MARRIED PERSON, recorded under Clerk's Document No. 202209831 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE FRANCISCO TORRES, A MARRIED PERSON, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202209832 Official Records, Bastrop County, Texas.

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

County: Bastrop  
Date of Sale (first Tuesday of month): May 6, 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

15

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: April 1, 2025  
Substitute Trustee: SAN JUANA ALVAREZ  
Substitute Trustee's Address: 11410 N. FM 493  
Donna, Texas 78537  
Lender: CENTEX LOS MILAGROS, L.P., a Texas limited partnership  
Note: NINETY-THREE THOUSAND SEVEN HUNDRED FIFTY AND  
NO/100THS DOLLARS (\$93,750.00)

APR 01 2025

Krista Bartsch  
Bastrop County Clerk

3:20 pm

Deed of Trust

Date: August 4, 2021  
Grantor: JOSE RAUL GARCIA, 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 JOSE RAUL GARCIA, A SINGLE PERSON, recorded under Clerk's Document No. 202119491 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE RAUL GARCIA, A SINGLE PERSON, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202119520 Official Records, Bastrop County, Texas. Assumption Agreement dated April 28, 2022, recorded under Clerk's Document No. 202211404, Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 13, Block D, 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): May 6, 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 refiling may be after the date originally scheduled for this sale.

  
SAN JUANA ALVAREZ, Substitute Trustee

16

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: April 1, 2025

APR 01 2025

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch  
Bastrop County Clerk

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

3:20 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: L&D DEVELOPMENT INC., A TEXAS CORPORATION

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 L&D DEVELOPMENT INC., A TEXAS CORPORATION, recorded under Clerk's Document No. 202120278 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith L&D DEVELOPMENT INC., A TEXAS CORPORATION, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202120279 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 19, Block E, 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): May 6, 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

SELECT PORTFOLIO SERVICING, INC. (SPS)  
THOMAS, HERMAN  
112 ROCKPOINT ROAD, DEL VALLE, TX 78617

CONVENTIONAL  
Firm File Number: 22-038719

17

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 27, 1999, HERMAN THOMAS AND PATRICIA THOMAS, as Grantor(s), executed a Deed of Trust conveying to AMERIQUEST MORTGAGE COMPANY, as Trustee, the Real Estate hereinafter described, to AMERIQUEST MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BASTROP COUNTY, TX** and is recorded under Clerk's File/Instrument Number 199914168 Volume 1013, Page 134, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, May 6, 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 said Real Estate at the County Courthouse in **BASTROP COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Bastrop, State of Texas:

LOT 6, BLOCK 13 STONY POINT SECTION TWO, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGE 119A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAVE AND EXCEPT THE PORTION DESCRIBED IN WARRANTY DEED RECORDED AS 199910501 IN THE REAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS AND LOT 7, BLOCK 13 STONY POINT SECTION TWO, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGE 1119A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Property Address: 112 ROCKPOINT ROAD  
DEL VALLE, TX 78617  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 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.

**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**

SUBSTITUTE TRUSTEE  
Sharlet Watts, Angela Zavala, Michelle Jones or  
Richard Zavala, Jr  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

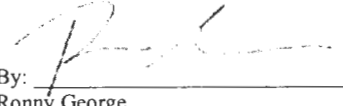
WITNESS MY HAND this day March 28, 2025.

**FILED**

**APR 03 2025**

Krista Bartsch  
Bastrop County Clerk

8:52 AM

By:   
Ronny George  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905

rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Wilmington Trust, National Association, not  
in its individual capacity, but solely as trustee of MFRA  
Trust 2014-2

**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 military service to the sender of this notice immediately.**

FILED

APR 03 2025

Krista Bartsch 2:20 pm

Rastrop County Clerk

NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: TRACT 1:

FIELD NOTES DESCRIBING 5.00 ACRES OF LAND, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN JIM SANDFORD 9.965 ACRE TRACT RECORDED IN VOLUME 1801, PAGE 440, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 5.00 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN MUNDAY TRUST NUMBER ONE 1.94 ACRE TRACT, RECORDED IN VOLUME 1020, PAGE 813, OFFICIAL PUBLIC RECORDS, SAID COUNTY, AT THE SOUTHWEST CORNER OF LOT 38, SUBURBIA ESTATES, A SUBDIVISION RECORDED IN CABINET 1, PAGE 14B, PLAT RECORDS, SAID COUNTY, AT THE NORTHWEST CORNER OF THAT CERTAIN ROGER AND PATRICIA MATHIS 4.710 ACRE TRACT RECORDED IN VOLUME 1796, PAGE 147, OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAME BEING THE NORTHWEST CORNER OF SAID 9.965 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 89 DEGREES 28 MINUTES 11 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 38 AND SAID 9.965 ACRE TRACT, 195.35 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 38, THE SOUTHWEST CORNER OF LOT 37 OF SAID SUBDIVISION, AT THE NORTHWEST CORNER OF THAT CERTAIN DAVID GIBSON 1.3255 ACRE TRACT RECORDED IN VOLUME 1799, PAGE 594, OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAME BEING THE NORTHEAST CORNER OF SAID 9.965 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 01 DEGREES 32 MINUTES 53 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID 1.3255 ACRE TRACT AND THE EASTERLY LINE OF SAID 9.965 ACRE TRACT, 254.45 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.3255 ACRE TRACT, SAME BEING AN ANGLE CORNER IN THE EASTERLY LINE OF SAID 9.965 ACRE TRACT, FOR A POINT IN THE EASTERLY LINE HEREOF;

THENCE THROUGH SAID 9.965 ACRE TRACT, THE FOLLOWING 3 CALLS,

1. SOUTH 01 DEGREES 32 MINUTES 53 SECONDS EAST, 269.83 FEET TO AN IRON ROD SET,
2. NORTH 88 DEGREES 26 MINUTES 10 SECONDS EAST, 206.47 FEET TO AN IRON ROD SET,
3. SOUTH 00 DEGREES 36 MINUTES 39 SECONDS EAST, 278.65 FEET TO AN IRON ROD SET IN THE NORTHERLY LINE OF THAT CERTAIN WEAVER-WBV, LTD. 340.549 ACRE TRACT RECORDED IN VOLUME 1723, PAGE 575, OFFICIAL PUBLIC RECORDS, SAID COUNTY, IN THE SOUTHERLY LINE OF SAID 9.965 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 9.965 ACRE TRACT BEARS, NORTH 89 DEGREES 30 MINUTES 39 SECONDS EAST, 410.84 FEET.

THENCE SOUTH 89 DEGREES 30 MINUTES 39 SECONDS WEST, ALONG THE COMMON LINE OF SAID 340.549 ACRE TRACT AND SAID 9.965 ACRE TRACT, 410.37 FEET TO AN IRON ROD FOUND IN SAID LINE, AT THE SOUTHEAST CORNER OF SAID 4.710 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 9.965 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 00 DEGREES 36 MINUTES 39 SECONDS WEST, ALONG THE COMMON LINE OF SAID 4.710 ACRE TRACT AND SAID 9.965 ACRE TRACT, 798.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND.

TRACT 2:

LEGAL DESCRIPTION: BEING A 30 FEET STRIP OF LAND LYING IN AND SITUATED OUT OF LOT 37, SUBURBIA ESTATES AS RECORDED BY PLAT IN CABINET 1, PAGE 14B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND THE NANCY BLAKEY SURVEY, ABSTRACT 98 IN BASTROP COUNTY, TEXAS AND BEING THAT SAME 30 FEET STRIP OF LAND CONVEYED TO MICHAEL S. BRANNEN AND ELIZABETH BRANNAN BY DEED RECORDED IN VOLUME 483, PAGE 231 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN SEPTEMBER, 1998:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF AND SAID THE COMMON NORTHERLY CORNER OF LOTS 37 AND 38, SUBURBIA ESTATES;

THENCE NORTH 88 DEGREES 59 MINUTES 13 SECONDS EAST A DISTANCE OF 30.00 FEET ALONG THE SOUTH R-O-W LINE OF STATE HIGHWAY 71 TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 58 MINUTES 04 SECONDS EAST A DISTANCE OF 760.63 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37 AND CONTINUING SOUTH 1 DEGREES 18 MINUTES 22 SECONDS EAST A DISTANCE OF 29.91 FEET TO A POINT FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 88 DEGREES 41 MINUTES 38 SECONDS WEST A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER ON A EAST LINE OF THE AFORE DESCRIBED 9.965 ACRE TRACT;

THENCE NORTH 1 DEGREES 18 MINUTES 22 SECONDS WEST A DISTANCE OF 30.00 FEET ALONG SAID LINE TO AN IRON ROD FOUND FOR THE COMMON SOUTHERLY CORNER OF SAID LOTS 37 AND 38;

THENCE NORTH 0 DEGREES 58 MINUTES 04 SECONDS WEST A DISTANCE OF 760.69 FEET ALONG THE COMMON LINE OF SAID LOTS 37 AND 38 TO THE POINT OF BEGINNING.

TRACT 3:

FIELD NOTES DESCRIBING 0.196 OF AN ACRE OF LAND, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN JIM SANDFORD 9.965 ACRE TRACT RECORDED IN VOLUME 1801, PAGE 440, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 0.196 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 37, AND THE SOUTHEAST CORNER OF LOT 38, SUBURBIA ESTATES, A SUBDIVISION RECORDED IN CABINET I, PAGE 14B, PLAT RECORDS, SAID COUNTY, AT THE NORTHWEST CORNER OF THAT CERTAIN DAVID GIBSON 1.3255 ACRE TRACT RECORDED IN VOLUME 1799, PAGE 594, OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAME BEING THE NORTHEAST CORNER OF SAID 9.965 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 01 DEGREES 32 MINUTES 53 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID 1.3255 ACRE TRACT AND THE EASTERLY LINE OF SAID 9.965 ACRE TRACT, 254.45 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.3255 ACRE TRACT, SAME BEING AN ANGLE CORNER IN THE EASTERLY LINE OF SAID 9.965 ACRE TRACT, FOR A POINT IN THE EASTERLY LINE HEREOF;

THENCE SOUTH 01 DEGREES 32 MINUTES 53 SECONDS EAST, THROUGH SAID 9.965 ACRE TRACT, 30.00 FEET TO A POINT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 88 DEGREES 27 MINUTE4S 07 SECONDS WEST, CONTINUING THROUGH SAID 9.965 ACRE TRACT, 30.00 FEET TO A POINT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 01 DEGREES 32 MINUTES 53 SECONDS WEST, CONTINUING THROUGH SAID 9.965 ACRE TRACT, 284.99 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 38 AND THE NORTHERLY LINE OF SAID 9.965 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 89 DEGREES 28 MINUTES 11 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 38 AND SAID 9.965 ACRE TRACT, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.196 OF AN ACRE OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/06/2009 and recorded in Book 1913 Page 810 Document 200906074 real property records of Bastrop County, Texas.

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

Date: 05/06/2025

Time: 01:00 PM

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

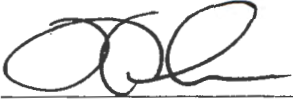
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009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

**5. Obligations Secured.** The Deed of Trust executed by JANET H. PRICE, provides that it secures the payment of the indebtedness in the original principal amount of \$585,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is REVERSE MORTGAGE SOLUTIONS, INC. c/o PIH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 335th - Bastrop County District Court of Bastrop County on 04/12/2023 under Cause No. 1981-335. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

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

NOTICE OF TRUSTEE'S SALE

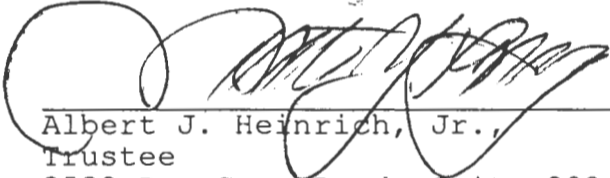
19

On January 13, 2023, Daisy Areli Alcala Perez signed a Wraparound Real Estate Lien Note for \$276,000.00, payable to the order of Four Rock, LLC which is secured by Deed of Trust of record in Document #202300735, Official Public Records of Bastrop County, Texas, against the following property:

Lot 12, Block 1, DOUBLE C COUNTRY, according to the map or plat thereof, recorded in Plat Cabinet No. 6, Page 122B, Plat Records, Bastrop County, Texas, together with a certain 2006 Palm Harbor Manufacturing LP manufactured home, Model KXP364F2, Label/seal #PFS0949431/2, Serial #PH1710233A/B, located on the Property.

The Note has been accelerated to maturity by reason of a default in the payment thereof, and the Owner of the Note has instructed the Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Trustee, hereby gives notice that he, as such Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 6<sup>th</sup> day of May, 2025, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Bastrop County, Texas, in Bastrop, Texas, designated by the Commissioners Court of such County, described as the North door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, as specified in instrument recorded in Volume 481, Page 124, of the Real Property Records of Bastrop, Texas. Such sale will occur, at the earliest, at 11:30 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: April 4, 2025.

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

FILED

APR 04 2025

Krista Bartsch  
Bastrop County Clerk

11:25 pm

20

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

**Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

**Promissory Note:**

*Loan No. 6339190*

Date:	September 22, 2023
Maker(s):	Nanban Chola Land Holdings, LLC and Gopala Krishnan
Original Payee:	Heritage Land Bank, FLCA
Current Payee:	Texas Farm Credit Services, FLCA, as successor by merger to Heritage Land Bank, FLCA. <i>See also</i> Beneficiary section below.
Original Principal Amount:	\$12,259,650.00

**Deed of Trust:**

Date:	September 21, 2023
Original Grantor:	Nanban Chola Land Holdings, LLC, a Texas limited liability company
Original Trustee:	William M. Tandy
Recorded in:	Instrument No. 202314281, Official Public Records of Bastrop County, Texas

**Property:**

245.4620 acres, more or less, as described in **Exhibit "A"** attached hereto and made a part hereof; together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owed or after-acquired, oil and gas rights, crops, timber, all diversion payments, or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

FILED

APR 11 2025

Krista Bartsch  
Bastrop County Clerk

1:19 PM

**Present Owner of Promissory Note and Beneficiary under Deed of Trust:**

Texas Farm Credit Services, FLCA is the present owner of the Promissory Note evidencing Loan No. 6339190. Texas Farm Credit Services, FLCA, as successor by merger to Heritage Land Bank, FLCA, is the beneficiary of the Deed of Trust signed in connection with Loan No. 6339190 and, as such, would be payee with regard to the amounts owed under the Loan.

**Information regarding the public sale to be held:**

**Substitute Trustee(s):** Dustin McClendon, Substitute Trustee  
Texas Farm Credit Services, FLCA  
6174 Sherry Lane  
Dallas, TX 75225

David Derry, Substitute Trustee  
Texas Farm Credit Services, FLCA  
3272 TX-16  
Bandera, TX 78003

Lori Graham, Substitute Trustee  
Texas Farm Credit Services, FLCA  
1301 Hwy 290 E  
Brenham, TX 77833

Each Substitute Trustee named above has been appointed by written instrument dated April 10, 2025 and recorded in the Official Records of Bastrop County, Texas.

**Date of Sale:** May 6, 2025, being the first Tuesday in said month.

**Time of Sale:** The earliest time at which the sale will occur is 10:00 a.m., Bastrop, Texas local time, but in no event later than 3 hours thereafter.

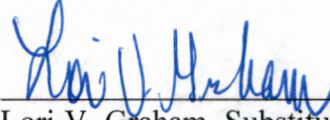
**Place of Sale:** At the North door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas 78602, or as otherwise designated by the County Commissioners of Bastrop County, Texas.

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Texas Farm Credit Services, FLCA: (i) appointed each of the Substitute Trustees named above, each of whom may serve independently as the Substitute Trustee under the Deed of Trust; and (ii) has requested that one of the Substitute Trustees named above enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as a Substitute Trustee, will sell the above-referenced Property by public sale to

the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Texas Farm Credit Services, FLCA makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Lori V. Graham, Substitute Trustee and as General Counsel, Texas Farm Credit Services, FLCA

### ACKNOWLEDGMENT

STATE OF TEXAS

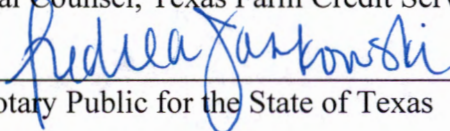
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§

COUNTY OF WASHINGTON

§

This instrument was acknowledged before me on April 10, 2025 by Lori V. Graham, in her capacity as Substitute Trustee and as General Counsel, Texas Farm Credit Services, FLCA.

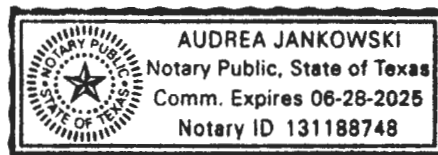


(Personalized Seal)

Notary Public for the State of Texas

**Please Return File-Stamped Copy to:**

Texas Farm Credit Services, FLCA  
Attn: Lori V. Graham, General Counsel  
1301 Hwy 290 E  
Brenham, TX 77833



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1992372

### TRACT 1:

#### Parcel I:

Being, a 89.704 acre tract or parcel of land out of and being a part of the JOHN JONES SURVEY, A-210, in Bastrop County, Texas, and being all of that certain 80 acre tract described as Tract 1 in a deed from Ken W. Kreitner, et al, to James Borglum, recorded in Vol. 285, Page 108, Bastrop County Deed Records; and being all of that certain 9.5 acre tract described in a deed from Ken W. Kreitner to James Borglum, dated March 27, 1980, recorded in Vol. 287, Page 344, Bastrop County Deed Records. Herein described 89.704 acre tract or parcel being more particularly described by metes and bounds, as follows:

BEGINNIG at a iron pipe found at a fence corner in the northwest line of Pope Bend Road (County Road No. 241) at the south corner of that certain 125.364 acre tract described in a deed from the Estate of James C. Walker, Deceased, to Robble R. Raemsch at ux, dated August 13, 1993, recorded in Vol. 677, Page 571, Bastrop County Deed Records, the east corner of the before mentioned 9.5 acre tract of which this is a part for the most southerly east corner of this tract;

THENCE with the southwest line of Raemsch 125.364 acre tract the northeast line of the said 9.5 acre tract, N 42 deg 05 min 55 sec W, at 2120 feet pass the center of a ravine, in all, 2164.03 feet to a iron bar found at a fence corner, the west corner of the Raemsch 125.364 acre tract, an interior corner of the said 9.5 acre tract for an interior corner of this tract;

THENCE with the northwest line of the said Raemsch 125.364 acre tract, N 47 deg 40 min 57 sec E, 80.04 feet to a 5/8 inch iron rod found in the center of the before mentioned ravine, the most westerly south corner of that certain 166.578 acre tract described as Tract One in a deed from the Estate of James C. Walker, Deceased, to Charles Bert Carlisle, et ux, recorded in Vol. 677, Page 553, Bastrop County Deed Records, an angle corner of the said 9.5, acre tract for an angle corner of this tract.

THENCE with the center of said ravine, the west line of the Carlisle 166.578 acre tract, the east line of the said, 9.5 acre tract, N 12 deg 00 min 12 sec E, 165.53 feet to a 1/2 inch iron rod found; N 22 deg 30 min 40 sec W, 43.05 feet to a 1/2 inch iron rod found; N 04 deg 30 min 46 sec E, 30.91 feet to a 1/2 Inch iron rod found; N 46 deg 54 min 46 sec W, 78.48 feet to a 1/2 inch iron rod found; N 15 deg 28 min 03 sec W, 59.77 feet in a 1/2 inch iron rod found; N 59 deg 43 min 17 sec W, 41.43 feet to a 1/2 inch iron rod found; N 08 deg 08 min 31 sec W, 54.50 feet to a 1/2 inch iron rod found; N 75 deg 55 min 10 sec W, 74.92 feet to a 1/2 inch iron rod found; N 02 deg 48 min 33 sec W, 45.72 feet to a 1/2 inch iron rod found; N 66 deg 53 min 01 sec W, 37.12 feet to a 1/2 inch iron rod found; N 01 deg 33 min 05 sec W, 69.78 feet to a 1/2 inch iron rod found; N 28 deg 04 min 35 sec W, 80.75 feet to a 1/2 inch iron rod found; N 13 deg 19 min 12 sec W, 148.84 feet to a 1/2 inch iron rod found; N 09 deg 25 min 37 sec E, 89.94 feet to a 1/2 inch iron rod found; N 29 deg 42 min 15 sec W, 49.86 feet to a 1/2 inch iron rod found; N 08 deg 21 min 56 sec E, 53.01 feet to a 1/2 inch iron rod found; N 38 deg 54 min 37 sec W, 69.96 feet to a 1/2 inch iron rod found; N 08 deg 08 min 10 sec E, 95.86 feet to a 1/2 inch iron rod found; N 26 deg 10 min 40 sec W, 110.34 feet to a 1/2 inch iron rod found; N 08 deg 05 min 00 sec E, 134.44 feet to a 1/2 inch iron rod found; N 19 deg 35 min 44 sec W, 91.54 feet to a 1/2 inch iron rod found; N 34 deg 23 min 34 sec E, 60.04 feet to a 1/2 inch iron rod found where same intersects the center of another ravine, an angle corner of the before

mentioned 80 acre tract of which this is a part, an angle corner of the Carlisle 166.578 acre tract for an interior corner of this tract.

THENCE with the center of the last mentioned ravine, N 60 deg 44 min 09 sec E, 97.04 feet to a point for an interior corner of this tract.

THENCE leaving said ravine with the common line, as fenced, of the said 80 acre tract and Carlisle 166.578 acre tract, S 67 deg 40 min 43 sec E, 203.24 feet to a 60 d nail set in a fence corner post; S 68 deg 20 min 19 sec E, 98.21 feet to a 60 d nail set in a elm tree; S 85 deg 32 min 18 sec E, 61.46 feet to a 60 d nail set in a 14 inch hackberry; S 72 deg 12 min 13 sec E, 134.57 feet to a 1/2 inch iron rod found; S 83 deg 26 min 21 sec E, 173.40 feet to a 1/2 inch iron rod found; N 25 deg 46 min 17 sec E, 308.95 feet to a fence angle post; N 13 deg 03 min 57 sec E, 297.18 feet to a 4 inch mesquite; N 01 deg 02 min 30 sec E, 74.39 feet to a 60 d nail set in a 20 inch cedar; N 01 deg 10 min 52 sec W, 235.42 feet to a 60 d nail set in a fence post; N 45 deg 05 min 55 sec W, 40.51 feet to a 60 d nail set in a fence post; N 30 deg 30 min 06 sec E, 45.20 feet to a 60 d nail set in a fence post; N 10 deg 08 min 13 sec W, 267.96 feet to a fence post; N 03 deg 23 min 01 sec W, 93.78 feet to a 60 d nail set in a 8 inch elm; N 22 deg 11 min 08 sec E, 75.45 feet to a 60 d nail set in a 6 inch elm; N 01 deg 42 min 11 sec E, 231.59 feet to a 60 d nail set in a 10 inch elm; N 03 deg 57 min 45 sec W, 47.13 feet to a 60 d nail set in a 10 inch elm; N 02 deg 02 min 04 sec E, at 91.46 feet pass a 5/8 inch iron rod found where same intersects a old down fence, an angle corner of the said Carlisle 166.578 acre tract, the south or southwest corner of that certain 5.306 acre tract described as Tract 2 and conveyed with out warranty in the before mentioned deed to James Borglum recorded in Vol. 285, Page 108, Bastrop County Deed Records, in all, 141.09 feet to a 1/2 inch iron rod found at a fence corner; N 47 deg 26 min 38 sec E, 178.31 feet to a 1/2 inch iron rod found at a fence corner; N 42 deg 36 min 35 sec E, 38.12 feet to a to a 1/2 inch iron rod found; N 07 deg 24 min 36 sec E, 69.00 feet to a 1/2 inch iron rod found; N 13 deg 13 min 12 sec W, 110.47 feet to a 1/2 inch iron rod found; N 10 deg 21 min 49 sec W, 59.80 feet to a 1/2 Inch iron rod found; N 08 deg 32 min 11 sec W, 71.23 feet to a 1/2 inch iron rod found; N 22 deg 06 min 13 sec W, 23.98 feet to a 1/2 inch iron rod found; N 7 deg 49 min 15 sec W, 21.29 feet to a 1/2 inch iron rod found; N 07 deg 50 min 11 sec E, 150.09 feet to a 1/2 inch iron rod found at a fence corner for an interior corner of this tract,

THENCE continuing with said fence line, S 59 deg 59 min 10 sec E, 75.63 feet to a 60d nail found at a 6 inch elm; S 68 deg 52 min 32 sec E, 117.17 feet to a 60d nail found at a 12 inch elm; N 85 deg 11 min 47sec E, 207.14 feet to a 60d nail found at a 40 inch elm; N 63 deg 28 min 44 sec E, 114.94 to a 5/8 inch iron rod found on the low bank of the Colorado River for a northeast corner of this tract.

THENCE, with the meanders of the low bank of the Colorado River, N 78 deg 20 min 23 sec W, 138.57 feet; N 52 deg 59 min 31 sec W, 82.12 feet; N 42 deg 12 min 18 sec W, 128.29 feet; N 36 deg 46 min 46 sec W, 107.03 feet; N 35 deg 16 min 20 sec W, 172.06 feet; N 42 deg 18 min 28 sec W, 210.33 feet; N 47 deg 18 min 55 sec W, 141.10 feet; N 56 deg 52 min 00 sec W, 309.77 feet to a 5/8 inch iron rod set for the northwest corner of the before mentioned 80 acre tract and JOHN JONES SURVEY, the northeast corner of the J.A. NAVARRO SURVEY and the northeast corner of that certain 725.39 acre tract described in a Gift Deed from Ruth Coquet Collins, et vir, to Margaret Collins Maguire, recorded in Vol. 304, Page 475, Bastrop County Deed Records for the northwest corner of this tract. Said 725.39 acre tract being the same tract described in a deed from Clovis L. Vaughn, et ux, to Ruth Coquet Collins recorded in Vol. 182, Page 186 Bastrop County Deed Records.

THENCE with the west line of the said 8.0 acre tract and JOHN JONES SURVEY, the east line of the J.A. NAVARRO SURVEY and said 725.39 acre tract, S 30 deg 36 min 44 sec W, at 21.53 feet pass a 5/8 inch iron rod set to replace a iron stake called for in Vol. 182 Page 186 and from which point a 40 inch Pecan marked "x" bears S 66 deg 00 min W, 413.90 feet, a twin 24 inch pecan marked "x" bears S 44 deg 49 min W, 336.30 feet and a 26 inch Pecan marked "x" bears S 14 deg 14 min W, 401.10 feet, continuing with said line a total distance of 2696.51 feet to a 5/8 inch iron rod set where same intersects the center

of a ravine, the north or northwest corner of that certain 151.343 acre tract described in a deed from Norman D. Hansen to Fred Swartling recorded in Vol. 458, Page 878, Bastrop County Deed Records, the west or southwest corner of the said 80 acre tract of which this is a part for the most westerly corner of this tract from which a 3/4 inch iron pipe found and referenced in Vol. 182, Page 186 bears S 30 deg 36 min 44 sec W, 392.35 feet.

THENCE with the meanders of the said ravine with the common line of the Swartling 151.343 acre tract and said 80 acre tract, N 84 deg 31 min 03 sec E, 32.50 feet; N 60 deg 22 min 00 sec W, 150.43 feet; S 77 deg 46 min 55 sec E, 84.55 feet; S 05 deg 59 min 14 sec W, 91.49 feet; S 58 deg 10 min 13 sec E, 70.28 feet; N 68 deg 40 min 54 sec E, 88.16 feet; N 26 deg 29 min 34 sec E, 47.52 feet; S 67 deg 27 min 25 sec E, 89.67 feet; S 44 deg 12 min 27 sec E, 70.53 feet; S 65 deg 09 min 30 sec E, 134.57 feet; S 01 deg 26 min 11 sec E, 55.86 feet; S 53 deg 31 min 27 sec E, 47.75 feet; S 20 deg 34 min 03 sec E, 48.97 feet; S 53 deg 34 min 35 sec E, 31.49 feet to north corner of the before mentioned, 9.5 acre tract of which this is a part for an interior corner of this tract.

THENCE leaving said ravine with the west or southwest line of the said 9.5 acre tract and northeast line of the Swartling tract, S 28 deg 31 min 21 sec W, 171.19 feet to a iron pipe found; S 03 deg 52 min 39 sec W, 159.65 feet to a iron pipe found; S 09 deg 13 min 21 sec W, 132.81 feet to a iron pipe found; S 02 deg 29 min 34 sec W, 258.35 feet to a iron pipe found; S 14 deg 23 min 16 sec E, 286.98 feet to a iron pipe found; S 0 deg 16 min 28 sec W, 185.08 feet to a iron pipe found; S 22 deg 54 min 19 sec E, 210.13 feet to a iron pipe found; S 48 deg 44 min 33 sec E, 189.46 feet to a iron pipe found; S 10 deg 11 min 05 sec E 189.96 feet to a iron pipe found; S 17 deg 31 min 15 sec E, 192.78 feet to a iron pipe found; S 16 deg 57 min 44 sec W, 173.80 feet to a iron pipe found; S 69 deg 19 min 59 sec E, 224.42 feet to a iron pipe found; S 42 deg 05 min 16 sec E, 1952.99 feet to a 5/8 inch iron rod set at a fence corner where same intersects the northwest line of Pope Bend Road, the south or southeast corner of the said 9.5 acre tract, the east or northeast corner of the Swartling tract for the south or southeast corner of this tract.

THENCE with the northwest line of Pope Bend Road, the south east line of the said 9.5 acre tract, N 49 deg 57 min 10 sec E, 50.12 feet to the POINT OF BEGINNING, containing 89.704 acres land.

Parcel II:

Being a 4.027 acre tract or parcel of land out of and being a part of the JOHN JONES SURVEY, A-210, in Bastrop County, Texas, and being a part of that certain 80 acre tract described in a deed from Larue Elsie Templeton Wilson, et vir, to Sam H. Nassour, et al, dated July 20, 1954, recorded in Vol. 139, Page 467, Bastrop County Deed Records; and being a part of that certain tract said to contain 5.306 acres described as Tract 2 and conveyed without warranty in a deed from Ken W. Kreitner, et al, to James Borglum, recorded in Vol. 285, Page 108, Bastrop County Deed Records. Herein described tract being enclosed by fence and being used by J. C. Walker, et al, Herein described 4.027 acre tract or parcel being the same 4.027 acre tract described as Tract Two and conveyed without Warranty and Quite Claimed in a deed from the Estate of James C. Walker Deceased, to Charles Bert Carlisle, et ux, recorded Vol. 677, Page 553, Bastrop County Deed Records. Herein described 4.027 acre tract or parcel being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found on the low bank of the Colorado River at a northwest corner of that certain 157 acre tract described in a deed from H. J. Wimberley, et ux, to J.C. Walker, et al, recorded in Vol. 123, Page 239, Bastrop County Deed Records, the most easterly corner of the before mentioned 5.306 acre tract for the east or southeast corner of this tract.

THENCE with the common line of the said 157 acre and 5.306 acre tract with the average of an old down fence line, S 64 deg 00 min 00 sec W, 511.09 feet to a 5/8 inch iron rod found; S 46 deg 35 min 57 sec

W, 611.10 feet to a 5/8 Inch iron rod found where same intersects a fence line for the southwest corner of this tract.

THENCE with a fence line, N 02 deg 02 min 04 sec E, 49.63, feet to a 1/2 inch iron rod found at a fence corner; N 47 deg 26 min 38 sec E, 178.31 feet to a 1/2 inch iron rod found at a fence corner; N 42 deg 36 min 35 sec E, 38.12 feet to a 1/2 inch iron rod found; N 07 deg 24 min 36 sec E, 69.00 feet to a 1/2 inch iron rod found; N 13 deg 13 min 12 sec W, 110.47 feet to a 1/2 inch iron rod found; N 10 deg 21 min 49 sec W, 59.80 feet to a 1/2 Inch iron rod found; N 08 deg 32 min 11 sec W, 71.23 feet to a 1/2 inch iron rod found; N 22 deg 06 min 13 sec W, 23.98 feet to a 1/2 inch Iron rod found; N 07 deg 49 min 15 sec W, 21.29 feet to a 1/2 inch iron rod found; N 07 deg 50 min 11 sec E, 150.09 feet to a 1/2 inch iron rod found at a fence corner for the northwest corner of this tract.

THENCE continuing with said fence line, S 59 deg 59 min 10 sec E, 75.63 feet to a 60 d nail set at a 6 inch elm; S 68 deg 52 min 32 sec E, 117.17 feet to a 60 d nail set at a 12 inch elm; N 85 deg 11 min 47 sec E, 207.14 feet to a 60 d nail set at a 40 inch elm; N 63 deg 28 min 44 sec E, 114.94 feet to a 5/8 inch iron rod found for the low bank of the Colorado River for an angle corner of this tract.

THENCE with the meanders of the low bank of the Colorado River, S 81 deg 50 min 32 sec E, 179.25 feet; S 82 deg 31 min 26 sec E, 113.09 feet to the POINT OF BEGINNING, containing 4.027 acres of land.

#### TRACT 2:

Being a 125.364 acre tract, lot, or parcel of land out of and being a part of the JOHN JONES SURVEY, A-210, in Bastrop County, Texas, and being all of that certain tract said to contain 125.52 acres and being described as First Tract in a deed from the Veterans Land Board of Texas to James Claude Walker, dated May 9, 1973, recorded in Vol. 214, Page 350, Bastrop County Deed Records. Said tract being a part of Lot No. 1, a 211 acre tract set aside to Avaline Fowler as shown on the plat of the partition of the William Fowler Estate recorded in Vol. 75, Page 98, Bastrop County Deed Records. Herein described 125.364 acre tract or parcel being more particularly described by metes and bounds as follows;

BEGINNING at an iron bar found at a fence corner in the northwest line of Pope Bend Road (County Road No. 241) the occupied south corner of said Lot No. 6 of Said partition, the east corner of that certain 9.5 acre tract described in a deed from Ken W. Kreitner to James Borglum, dated March 27, 1980, recorded in Vol. 287, Page 344, Bastrop County Deed Records, for the most southerly corner of this tract.

THENCE with the common line of Lots No. 1 and 6, as fenced, a lower northeast line of the Borglum 9.5 acre tract, N 42 deg 05 min 55 sec W, at 2120 feet pass the center of a ravine, in all, 2164.03 feet (called N 41 deg 56 min W, 2165.50 feet in Vol. 214, Page 350) to a iron bar found at a fence corner in the southeast line of Lot No. 5 of said partition, the west corner of Lot No. 1, the north corner of Lot No. 6 for the most westerly corner of this tract.

THENCE with the northwest line of Lot No. 1, the southeast line of Lots No. 5 and 4, N 47 deg 40 min 57 sec E, at 80.04 feet pass the center of the before mentioned ravine, same being an angle corner of that certain 157 acre tract described in a deed from H.O. Wimberley, et ux, to J.C. Walker, et al, recorded in Vol. 123, Page 239, Bastrop County Deed Records, continuing with a southeast line of Walker 157 acre tract with an old down fence line, N 47 deg 40 min 57sec E, 2537.13 feet (called N 48 deg 00 min E, 2542.80 feet in Vol. 214, Page 350) to a leaf spring found at a fence corner, the common corner of Lots No. 1, 2, 3 and 4 of said partition, an interior corner of the said 157 acre tract for the most northerly corner of this tract.

THENCE with the most westerly common line of Lots No. 1 and 2, a lower southwest line of the Walker 157 acre tract with the average of an old down fence line, S 42 deg 15 min 18 sec E, 2131.96 feet (called S 42 deg 00 min E, 2133.0 feet in Vol. 214, Page 350) to a 5/8 inch iron rod with survey cap marked "Property Corner" set in the northwest line of Pope Bend Road for the most southerly corner of the said 157 acre tract for the most easterly corner of this tract

THENCE with the northwest line of Pope Bend Road, S 46 deg 44 min 39 sec W, 1013.47 feet to a 60 d nail set at a 24 inch post oak; S 47 deg 06 min 12 sec W, 1529.82 feet (called S 47 deg 16 min W, 2545.40 feet in Vol. 214, Page 350) to the POINT OF BEGINNING, containing 125.364 acres of land.

TRACT 3:

BEING A 26.367 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE MARTIN WELLS LEAGUE, ABSTRACT NO. 68 IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT 26.49 ACRE TRACT OF LAND CONVEYED TO JAMES ROBERT GLASS AND THE GLASS FAMILY LIVING TRUST BY DEEDS RECORDED IN VOLUME 815, PAGE 212; VOLUME 729, PAGE 537; AND VOLUME 658, PAGE 93 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 26.367 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 1991 AND AUGUST, 2016:

BEGINNING at a 5/8" iron rod found on a southerly line of that certain 212.854 acre tract of land conveyed to H L & K, LLC by deed recorded in Document #201500432 of said official records for the northeasterly corner thereof and the northwesterly corner of Lot 1A, Resubdivision of Lots 1 & 10, Towering Oaks Estates Section 2 as recorded by plat in Cabinet 4, Page 21A plat records, Bastrop County, Texas;

THENCE S 29°57'41" W a distance of 1970.30 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set on the northerly right-of-way (100') line of Fm 969 for the southeast corner hereof and southwest corner of said Lot 1A;

THENCE N 42°06'57" W a distance of 641.60 feet along an aid right-of-way line to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the southwesterly corner hereof and a corner of the aforesaid H L & K, LLC 212.854 acre tract;

THENCE with the westerly and northerly lines hereof, common with said H L & K, LLC 212.854 acre tract, N 29°38'56" E a distance of 1764.56 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the northwesterly corner hereof and S 60°48'26" E a distance of 620.15 feet to the POINT OF BEGINNING, containing 26.367 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

## Notice of Trustee's Sale

Date: 04/11/2025

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 08/02/2024, 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 08/02/2024, executed by Alexis Filiberto Berdejo Loria and spouse, Maria de Lourdes Castelan Ramirez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202413082 of the Official Public Records of Bastrop County, Texas

Property: Lot 13, Block G, Twin Creeks Subdivision, Bastrop County, Texas

Date of Sale (first Tuesday of month): May 6, 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

**APR 14 2025**

Krista Bartsch  
Bastrop County Clerk

1:48 pm

## Notice of Trustee's Sale

Date: 04/11/2025

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 08/02/2024, 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 08/02/2024, executed by Maria Susana Castelan Ramirez and spouse, Jesus Omar Guzman-Muniz to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202413078 of the Official Public Records of Bastrop County, Texas

Property: Lot 14, Block G, Twin Creeks Subdivision, Bastrop County, Texas

Date of Sale (first Tuesday of month): May 6, 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  
**APR 14 2025**  
Krista Bartsch  
Bastrop County Clerk  
1:48 pm

## Notice of Trustee's Sale

23

Date: 04/11/2025

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 08/02/2024, 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 08/02/2024, executed by Irma Zayago and spouse, Erick Zayago Castelan to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202413080 of the Official Public Records of Bastrop County, Texas

Property: Lot 10, Block G, Twin Creeks Subdivision, Bastrop County, Texas

Date of Sale (first Tuesday of month): May 6, 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

APR 14 2025

Krista Bartsch  
Bastrop County Clerk

1:48 pm

## Notice of Trustee's Sale

Date: 04/11/2025

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 09/06/2024, in the original principal amount of \$159,923.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/06/2024, executed by Jose Antonio Jaramillo Jimenez and Rosa Isela Gonzalez Luis to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202415276 of the Official Public Records of Bastrop County, Texas

Property: Lot 34, Block D, Twin Creeks Subdivision, Bastrop County, Texas

Date of Sale (first Tuesday of month): May 6, 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

**APR 14 2025**

Krista Bartsch  
Bastrop County Clerk

1:48 pm

25

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILED**

**DATE:** April 5, 2025

**APR 14 2025**

Krista Bartsch  
Bastrop County Clerk

**2:50 PM**

**DEED OF TRUST:**

Date: August 18, 2023

Grantor: MICHELE DEAN and ROBERT BOES

Grantor's County: BASTROP

Beneficiary: AUDREY B HOLDINGS LLC

Trustee: LAW OFFICES OF T. ALAN CESHKAR, PC

Substitute Trustee: ROBERT E. BLACK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 202312581, Real Property Records, Bastrop County,  
Texas.

**PROPERTY:**

Lot 20, Block F, BASTROP GROVE, SECTION 4, PHASE 1B, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Cabinet 7, Page 139-A, of the Map or Plat Records of Bastrop County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** August 18, 2023

**Original Principal Amount:** \$292,500.00

**Holder:** AUDREY B HOLDINGS LLC

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 6th day of May, 2025.

**PLACE OF SALE OF PROPERTY:**


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, Substitute 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  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

56

FILED

APR 15 2025

Krista Bartsch  
Bastrop County Clerk

8:43 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** April 15, 2025

**SUBSTITUTE TRUSTEE:** MEGAN L. RANDLE, EBBIE MURPHY, SHARLET WATTS,  
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, May 6, 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  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088

27

## NOTICE OF FORECLOSURE SALE

April 15, 2025

FILED

APR 15 2025

Krista Bartsch  
Bastrop County Clerk

8:43 AM

Deed of Trust ("Deed of Trust"):

Dated: May 28, 2024

Grantor: CHAVEZ INC, LLC

Trustee: Peterka & Associates, PLLC

Lender: SCHUMER-YARBROUGH DEVELOPMENT, LLC

Property: Lot 7, Block 54, M. BURLESON ADDITION to the City of Smithville, a subdivision in Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet 1, Page 24A and Plat Cabinet 2, Page 340A, of the Plat Records of Bastrop County, Texas.

Address: 504 Ross St, Smithville, TX 78957

Recorded: February 5, 2022, file number 2022013037 in the Official Public Records of BASTROP County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (U.S. \$205,000.00), executed by CHAVEZ INC, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated May 28, 2024 and executed by Steven Chavez.

Substitute Trustee: Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time

Place: Outside of the West entrance to the Galveston County Courthouse, 722 Moody, Galveston, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court At the north door of the Bastrop County Courthouse 803 Pine Street, Bastrop, TX, or if the

Page 1 of 3



4840425

preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Term 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 SCHUMER-YARBROUGH DEVELOPMENT's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, SCHUMER-YARBROUGH DEVELOPMENT, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If SCHUMER-YARBROUGH DEVELOPMENT passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by SCHUMER-YARBROUGH DEVELOPMENT. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

THIS INSTRUMENT NOTES 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.

PETERKA & ASSOCIATES, PLLC.

*Joseph J Peterka III*

---

**Joseph J. Peterka III**

14002 Pinerock Lane

Houston, TX 77079

(281) 435-7359

joe@peterkalaw.com

Attorney for SCHUMER-YARBROUGH  
DEVELOPMENT

28

## NOTICE OF FORECLOSURE SALE

April 15, 2025

FILED

APR 15 2025

Krista Bartsch  
Bastrop County Clerk

8:43 am

### Deed of Trust ("Deed of Trust"):

Dated: May 28, 2024

Grantor: CHAVEZ INC, LLC

Trustee: Peterka & Associates, PLLC

Lender: SCHUMER-YARBROUGH DEVELOPMENT, LLC

Property: Lot 2, Block 48, M. Burleson Addition to the City of Smithville, Bastrop County, Texas, as shown on map or plat thereof recorded in Plat Cabinet 1, Page 24A, Plat Records of Bastrop County, Texas.

Address: 403 Jones St, Smithville, TX 78957

Recorded: June 4, 2024, file number 202408989 in the Official Public Records of BASTROP County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (U.S. \$105,000.00), executed by CHAVEZ INC, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated May 28, 2024 and executed by Steven Chavez.

Substitute Trustee: Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

### Foreclosure Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time

Place: Outside of the West entrance to the Galveston County Courthouse, 722 Moody, Galveston, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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

Page 1 of 3



4840423

designated by the County Commissioner's Court

Term 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 SCHUMER-YARBROUGH DEVELOPMENT's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, SCHUMER-YARBROUGH DEVELOPMENT, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If SCHUMER-YARBROUGH DEVELOPMENT passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by SCHUMER-YARBROUGH DEVELOPMENT. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

THIS INSTRUMENT NOTES 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.

PETERKA & ASSOCIATES, PLLC.

*Joseph J Peterka III*

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**Joseph J. Peterka III**  
14002 Pinerock Lane  
Houston, TX 77079  
(281) 435-7359  
joe@peterkalaw.com  
Attorney for SCHUMER-YARBROUGH  
DEVELOPMENT

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

29

**Date:** April 14, 2025

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

**Mortgagee:** Bevlaurent, LLC Bevlaurent, LLC

**Mortgagee's Address:** P.O.Box 393, Cedar Park, TX 78630

**Note:** Note dated June,13, 2022 in the amount of \$121,308.00

**Deed of Trust:**

**Date:** June, 13, 2022

**Grantor:** Gabriela Tolentino Bautista, single

**Mortgagee:** Bevlaurent, LLC Bevlaurent, LLC

**Recording Information:** Recorded in Document No. RP 202213647

**Property (including any improvements):** Lot 34, Block B, EL Dorado Subdivision, a subdivision in Bastrop County, Texas, according to map or plat thereof recorded in Cabinet 6, Pages 192-B, 193-B, Official Public Records of Bastrop County, Texas.

**County:** Bastrop

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

APR 15 2025

Krista Bartsch  
Bastrop County Clerk

8:43 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.

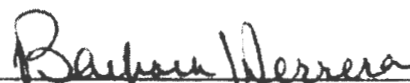
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 May 6, 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.

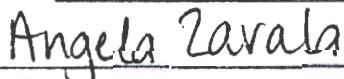
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

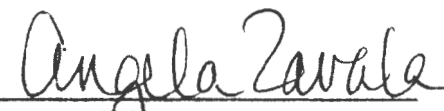
  
Barbara Herrera, Loss Mitigation,  
SecureNet Services, LLC, Mortgage  
Servicer

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 APR 15 2025

  
NAME

  
AS 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.

30

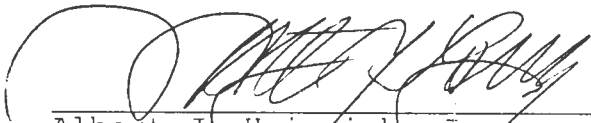
NOTICE OF TRUSTEE'S SALE

On February 12, 2018, Jaime Santillan and Yolanda Rivera signed a Real Estate Lien Note for \$53,000.00, payable to the order of BoDen Properties, LLC which is secured by Deed of Trust of record in Document #201802226, Official Public Records of Bastrop County, Texas, against the following property:

Lot 5, Block 2, LAKE BASTROP ACRES, SEC. 1, REVISED, a subdivision in Bastrop County, Texas, according to the map or plat of record Plat Cabinet 1, Page 36B, Plat Records of Bastrop County, Texas.

The Note has been accelerated to maturity by reason of a default in the payment thereof, and the Owner of the Note has instructed the Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Trustee, hereby gives notice that he, as such Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 6<sup>th</sup> day of May, 2025, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Bastrop County, Texas, in Bastrop, Texas, designated by the Commissioners Court of such County, described as the North door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, as specified in instrument recorded in Volume 481, Page 124, of the Real Property Records of Bastrop, Texas. Such sale will occur, at the earliest, at 12:00 o'clock p.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: April 15, 2025.



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

FILED

APR 15 2025

Krista Bartsch  
Bastrop County Clerk

10:33 Am

31

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

**Date:** April 14, 2025

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

**Mortgagee:** Bevlaurent, LLC

**Mortgagee's Address:** P.O. Box 393, Cedar Park, TX, 78630

**Note: Dated:** December 2, 2020 in the amount of \$111,378.96

**Deed of Trust:**

**Date:** December 2, 2020

**Grantor:** Ana Maria Aguilera & Valeria C Aguilera / Jose Aguilera

**Mortgagee:**  
P.O. Box 393, Cedar Park, TX, 78630

**Recording Information:** Recorded in Document No. 202117610 dated August 18, 2021

**Property (including any improvements):** Lot 28, Block A, El Dorado Subdivision, according to the map or plat thereof, recorded in Plat Cabinet No. 6, Page 192A, Plat Records and as corrected in Document no. 202006544 Official Public Records of Bastrop County, Texas, also known as 118 Zafiro Ln, Del Valle TX 78617

**County:** Bastrop

**Date of Sale:** (first Tuesday of month) May 6, 2025

**Time of Sale:** 10:00 a.m.-1:00 p.m.

**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

APR 15 2025

Krista Bartsch  
Bastrop County Clerk

11:15 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 May 6, 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  
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 4-15-25  
Angela Zavala  
NAME

Angela Zavala  
AS SUBSTITUTE TRUSTEE