

Foreclosure Notices May 7, 2024

1. Trigg, Linda D. & Trigg, Jason L.

2. Hubbard, Robert Willis

3. Lamb, Charlotte

4. DESHAY, KICKIE

5. Narvaez, Evelio

6. Vega, Michael & Nichols, Kristel

7. Conner, Marilyn

8. Clark, Loyce & Waldon, Carol J.

9. ALLEN, MARC MACONNON & ALLEN, LAVKA CATHERINE

10. Nava, Iris Itzayana & Tomas, Jose Lucas

11. Diaz, Maria Eulalia Isabel, & Paraza, Abel Antonio

Foreclosure Notices May 7, 2024

12. Lopez, Christopher Adam & Lopez, Amy Gilman

13. Steace Investments, LLC

14. Maldonado, Laura

15. Rayo, Sergio Maturano & Nunez, Yessenia Sanchez

16. Reveles, Angel

17. Amable, Suzannah & Amable, Steven

18. REYES, JANIE A.

19. Triangle Acres LLC

1

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: 05/07/2024
Time: Between 10:00 AM to 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Bastrop County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/21/2007 and recorded in the real property records of Bastrop County, TX and is recorded under Clerk's File/Instrument Number 200704658, with Linda D. Trigg and Jason L. Trigg (grantor(s)) and Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for Universal American Mortgage Company, LLC, a Florida limited liability mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Linda D. Trigg and Jason L. Trigg, securing the payment of the indebtedness in the original amount of \$144,840.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 11, BLOCK F, HUNTERS CROSSING SECTION THREE D, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET NO. 4, PAGE 175B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

FILED

FEB 29 2024

Krista Bartsch
Bastrop County Clerk

8:39 AM

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.
3476 Stateview Blvd
Fort Mill, SC 29715

Angela Zavala

SUBSTITUTE TRUSTEE

~~Megan L. Bendle~~, Ebbie Murphy, Sharlet Watts,
Angela Zavala, Michelle Jones, Jennyfer Sakiewicz
OR AUCTION.COM OR Kristopher Holub, Aarti
Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel
McQuade, Marcela Cantu, Cary Corenblum, Joshua
Sanders, Aleena Litton, Matthew Hansen, Vanna Ho,
Sharlet Watts, Angela Zavala, Richard Zavala Jr.,
Michelle Jones OR Kirk Schwartz, Candace Sissac
c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on Feb 29, 2024 I filed at the office of the Bastrop County Clerk and caused to be posted at the Bastrop County courthouse this notice of sale.

Angela Zavala
Declarants Name: Angela Zavala
Date: FEB 29 2024

2

23-123569

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: July 22, 2013	Original Mortgagor/Grantor: ROBERT WILLIS HUBBARD
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR OPEN MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FINANCE OF AMERICA REVERSE LLC
Recorded in: Volume: 2254 Page: 781 Instrument No: 201310352	Property County: BASTROP
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* 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 \$735,000.00, executed by ESTATE OF ROBERT WILLIS HUBBARD and payable to the order of Lender.

Property Address/Mailing Address: 213 THE OAKS BOULEVARD, ELGIN, TX 78621

Legal Description of Property to be Sold: LOT 6, THE OAKS, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 3, PAGE 190B, PLAT RECORDS OF BASTROP COUNTY, TEXAS..

Date of Sale: May 7, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

OR 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, *FINANCE OF AMERICA REVERSE LLC*, the owner and holder of the Note, has requested Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the



FILED

MAR 07 2024

Krista Bartsch
Bastrop County Clerk

10:32 AM

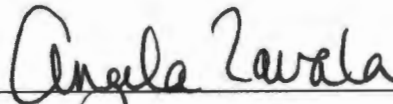
property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *FINANCE OF AMERICA REVERSE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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



SUBSTITUTE TRUSTEE

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

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/25/2003	Grantor(s)/Mortgagor(s): CHARLOTTE LAMB, A SINGLE PERSON
Original Beneficiary/Mortgagee: BUFFINGTON MORTGAGE	Current Beneficiary/Mortgagee: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2
Recorded in: Volume: 1373 Page: 678 Instrument No: 200316535	Property County: BASTROP
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 14 OF HASLER RIVER SHORES SUBDIVISION, AN ADDITION IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET 1, PAGE 30A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 3/13/2024

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Select Portfolio Servicing, Inc.

Dated:

March 14, 2024

Angela Zavala

Printed Name:

Angela Zavala

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

MAR 14 2024

Krista Bartsch
Bastrop County Clerk

2:31 pm

MH File Number: TX-23-100688-POS
Loan Type: Conventional Residential

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated February 25, 2009, executed by RICKIE DESHAY, UNMARRIED, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 200902828, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, May 7, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2000 Silver Creek Manufactured Home, Serial No. SCH01004843AB.

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

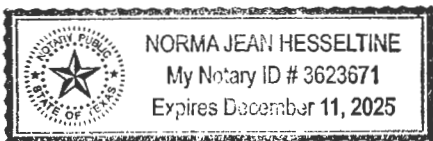
EXECUTED this 11 day of March, 2024.

K. Littlefield

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 11 day of March, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

FILED
MAR 15 2024
Krista Bartsch
Bastrop County Clerk
1:54 PM

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF BASTROP

3.00 ACRES
A.J. DENSON SURVEY

A DESCRIPTION OF A 3.00 ACRE TRACT OUT OF A CALLED 35.000 ACRES SITUATED IN THE A.J. DENSON SURVEY, ABSTRACT NUMBER 152, BASTROP COUNTY, TEXAS, CONVEYED TO CHARLES A. DEBHAY AND RICKIE E. DEBHAY IN VOLUME 1665, PAGE 281, THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4 inch iron rod with cap set in southeast line of a called 40 foot roadway easement recorded in Volume 1665, Page 280, The Official Public Records of Bastrop County, Texas, in the northwest line of a called 2.578 acre tract conveyed to David Nash in Volume 455, Page 17, The Deed Records of Bastrop County, Texas, and for the south corner of the herein described tract, from which a 1/4 inch iron rod found for the south corner of said 35.000 acre tract bears South 44°49'52" West, a distance of 178.35 feet, (called South 44°43'42" West);

TRENCHE entering here and severing said 35.000 acre tract the following three courses:


- 1) North 45°00'02" West, a distance of 732.68 feet, to a 1/4 inch iron rod with cap set,
- 2) North 44°44'16" East, a distance of 178.36 feet, to a 1/4 inch iron rod with cap set,
- 3) South 45°04'42" East, a distance of 733.03 feet, to a 1/4 inch iron rod with cap set in the southeast line of said 40 foot roadway easement and said 35.000 acre tract, in the northwest line of a called 46.60 acre tract conveyed to James C. Vercher and for the east corner of the herein described tract, from which a calculated point for the east corner of said 35.000 acre tract bears North 44°35'11" East, a distance of 178.24 feet, (called South 45°10'37" East);

TRENCHE with the northwest line of said 46.60 acre tract, South 44°45'11" West, a distance of 33.88 feet, (called South 45°10'37" West), to a 1/4 inch iron rod found for the north corner of said 2.578 acre tract, for the west corner of said 46.60 acre tract and for a point for angle in the southeast line of said 35.000 acre tract and the herein described tract;

TRENCHE with the northwest line of said 2.578 acre tract, South 44°49'52" West, a distance of 194.78 feet, (called South 44°43'42" West), to the POINT OF BEGINNING and containing 3.89 acres of land.

The **BEARING BASIS** herein is the monumented northwest line of said 35.000 acre tract, North 45°00'02" West, a distance of 2832.83 feet, (called North 45°00'02" West, 2832.26 feet).

I, Shawn T. Ash, do certify that this description and associated exhibit was prepared from a boundary survey performed under my direction during January 2009, and is true and correct to the best of my knowledge and belief. This survey was performed for mortgage purposes only and it is not intended to subjugate the subdivision process of Bastrop County, Texas.


Shawn T. Ash
Registered Professional Land Surveyor
No. 5687 State of Texas



01/12/09
Date

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

STATE OF TEXAS
COUNTY OF BASTROP

A.J. DENSON SURVEY

A DESCRIPTION OF A 0.14 ACRE ACCESS EASEMENT OUT OF A CALLED 2.578 ACRE TRACT SITUATED IN THE A.J. DENSON SURVEY, ABSTRACT NUMBER 152, BASTROP COUNTY, TEXAS, CONVEYED TO DAVID NASH AND BOBBIE NASH IN VOLUME 453, PAGE 17, THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4 inch iron rod found in the northwest right-of-way line of FM 672 (80' R.O.W.), for the south corner of a called 46.60 acre tract conveyed to James C. Vercher, for the east corner of said 2.578 acre tract, and the herein described easement;

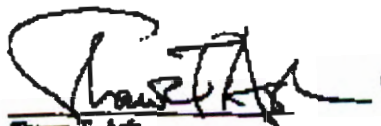
THENCE with said northwest right-of-way line of FM 672, South 32°01'27" West, a distance of 28.52 feet (called South 31°55'34" West), to a calculated point for the south corner of the herein described easement, from which a concrete monument found for a point for angle in the southeast line of said 2.578 acre tract bears South 32°01'27" West, a distance of 172.25 feet (called South 31°55'34" West);

THENCE entering into and crossing said 2.578 acre tract, North 45°04'16" West, a distance of 314.48 feet, to a calculated point in the southeast line of a called 35.00 acre tract conveyed to Charles A. Deshay and Rickie E. Deshay in Volume 1665, Page 280, The Official Records of Bastrop County, Texas, in the northwest line of said 2.578 acre tract and for the west corner of the herein described easement, from which a 1/4 inch iron rod found for the south corner of said 35.00 acre tract and for the west corner of said 2.578 acre tract bears South 45°05'09" West, a distance of 303.12 feet (called South 45°00'50" West);

THENCE with said northwest line of said 2.578 acre tract, North 45°05'09" East, a distance of 20.00 feet, (called North 45°00'50" East), to a 1/4 inch iron rod found for the west corner of said 46.60 acre tract, for the north corner of said 2.578 acre tract and the herein described easement;

THENCE with the northeast line of said 2.578 acre tract, South 45°04'16" East, a distance of 309.84 feet (called South 45°04'16" East, 309.81 feet), being the **BEARING BASIS** herein, to the **POINT OF BEGINNING** and containing 0.14 acres of land.

I, Shawn T. Ash, do certify that this description and associated exhibit was prepared from a boundary survey performed under my direction during January 2009, and is true and correct to the best of my knowledge and belief.


Shawn T. Ash
Registered Professional Land Surveyor
No. 5687 State of Texas



01/12/09
Date

5

23TX577-0076
309 OAK ARBOR TRAIL, DEL VALLE, TX 78617

NOTICE OF FORECLOSURE SALE

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

LOT 10, 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.
- Security Instrument:** Deed of Trust dated September 28, 2022 and recorded on September 29, 2022 as Instrument Number 202220937 in the real property records of BASTROP County, Texas, which contains a power of sale.
- Sale Information:** May 07, 2024, at 10:00 AM, or not later than three hours thereafter, at the north door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by EVELIO NARVAEZ secures the repayment of a Note dated September 28, 2022 in the amount of \$277,228.00. AMCAP MORTGAGE, LTD, whose address is c/o AmCap Mortgage, LTD, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and AmCap Mortgage, LTD is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED

MAR 21 2024

Krista Bartsch
Bastrop County Clerk

9:17 AM



4812488

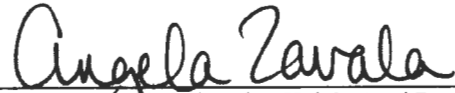
Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Vanna Ho, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Richard Zavala, Jr., Dustin George

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

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



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



Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Vanna Ho, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Richard Zavala, Jr., Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 21st day of March, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BASTROP County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

SELECT PORTFOLIO SERVICING, INC. (SPS)
VEGA, MICHAEL
249 COUNTY RD, BASTROP, TX 78602

CONVENTIONAL
Firm File Number: 24-040924

6

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 10, 2019, MICHAEL VEGA AND KRISTEL NICHOLS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ANGEL OAK MORTGAGE SOLUTIONS LLC 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 201915820, 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 7, 2024** 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 8-19, OF RESUBDIVISION OF A PORTION OF TRACT 8, CIRCLE D EAST, AN ADDITION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN PLAT CABINET 1, PAGE194B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

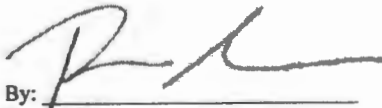
Property Address:	249 COUNTY RD BASTROP, TX 78602
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2020-4, MORTGAGE-BACKED CERTIFICATES, SERIES 2020-4 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 19, 2024.

By: 
 Ronny George
 Texas Bar # 24123104
 rgeorge@logs.com
 13105 Northwest Freeway, Suite 960
 Houston, TX 77040
 Telephone No: (713) 462-2565

FILED

MAR 21 2024

Krista Bartsch
Bastrop County Clerk

9:17 am

Facsimile No: (847) 879-4823
Attorneys for U.S. Bank Trust Company, National
Association, as Trustee, as successor-in-interest to U.S.
Bank National Association as Trustee for Angel Oak
Mortgage Trust 2020-4, Mortgage-Backed Certificates,
Series 2020-4

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.

7

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: THE FOLLOWED REAL PROPERTY LAND SITUATED IN BASTROP COUNTY, TEXAS.

BEING A TRACT OR PARCEL OF LAND SITUATED IN BASTROP COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE A. M. HIGHSMITH SURVEY, ABSTRACT NO. 39, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO KENNETH L. LUCAS AND WIFE, KAROLYN D. LUCAS FROM JACK A. POOLE, SR. AND WIFE, MARIE H. LUCAS, DATED NOVEMBER 12, 1978, AND RECORDED IN VOLUME 269, PAGE 582, OF THE BASTROP COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO DANIEL W. RINEHART FROM JACK A. POOLE, SR. AND WIFE, MARIE H. POOLE, DATED MARCH 26, 1984, AND RECORDED IN VOLUME 331, PAGE 27, OF THE BASTROP COUNTY OFFICIAL RECORDS, FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO JOHN J. COSTANZI AND WIFE, DONA G. COSTANZI FROM EUGENE RAY SHARP AND WIFE, DONA G. SHARP, DATED SEPTEMBER 15, 1984, AND RECORDED IN VOLUME 345, PAGE 798, OF THE BASTROP COUNTY OFFICIAL RECORDS, AND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE WITH THE EAST LINE OF THE SAID RINEHART TRACT, NORTH 13 DEGREES 32 MINUTES 32 SECOND EAST, A DISTANCE OF 138.53 FEET TO AN IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 76 DEGREES 21 MINUTES 35 SECONDS EAST, A DISTANCE OF 306.19 FEET TO AN IRON ROD SET, FOR AN EXTERIOR CORNER OF PINWOOD DRIVE, AND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF SAID PINWOOD DRIVE, SOUTH 17 DEGREES 49 MINUTES 03 SECONDS WEST, A DISTANCE OF 79.41 FEET TO AN IRON ROD SET, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE CONTINUING WITH THE WEST LINE OF SAID PINWOOD DRIVE, SOUTH 25 DEGREES 42 MINUTES 00 SECONDS WEST, DISTANCE OF 80.77 FEET TO AN IRON ROD SET, FOR THE NORTHEAST CORNER OF THE SAID COSTANZI TRACT, AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE NORTH LINE OF THE SAID COSTANZI TRACT, NORTH 76 DEGREES 21 MINUTES 35 SECONDS WEST, FOUND, A DISTANCE OF 287.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.952 ACRES OF LAND, MORE OR LESS.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 142 PINE KNOLL ST. BASTROP, TX 78602; HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/11/2022 and recorded in Document 202216094 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: 05/07/2024
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 MARILYNN CONNER, provides that it secures the payment of the indebtedness in the original principal amount of \$645,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Finance of America Reverse LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 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 Bahi, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors
24-000010-210-1 // 142 PINE KNOLL ST, BASTROP, TX 78602

FILED
MAR 21 2024
Krista Bartsch
Bastrop County Clerk
9:49 AM

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.

8

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 05/07/2024

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

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

Property Address: 304 BROWNING DRIVE, BASTROP, TX 78602

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

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

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

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

FILED

MAR 21 2024

Krista Bartsch
Bastrop County Clerk

9:49 AM

Notice of [Substitute] Trustee Sale

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

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

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

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

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

TS No.: 2024-00321-TX
24-000197-673

Notice of [Substitute] Trustee Sale

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

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

Date: March 14, 2024



Karita Robinson, Trustee Sale Assistant

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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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

Certificate of Posting

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

9

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 14, 2020 and recorded under Volume, Page or Clerk's File No. Instrument Number 202011417 in the real property records of BASTROP County Texas, with Marc Maconnon Allen and Laura Catherine Allen, spouses, as Grantor(s) and Enrique Gomez and Sonia Gomez, as beneficiary and Original Mortgagee.

Deed of Trust executed by Marc Maconnon Allen and Laura Catherine Allen, spouses securing payment of the indebtedness in the original principal amount of \$230,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Marc Maconnon Allen and Laura Catherine Allen. Enrique Gomez and Sonia Gomez is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust.

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

PROPERTY:

Lot 2, SANDOVAL SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 6, Page 88B, Plat Records, Bastrop County, Texas.

SALE INFORMATION

Date of Sale: May 7, 2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: Bastrop County Courthouse, 804 Pecan Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately next to where the Notice was posted.

TERMS OF SALE

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

FILED

APR 01 2024

Krista Bartsch
Bastrop County Clerk

2:37 PM

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

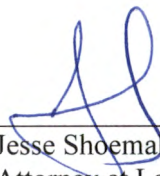
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jesse R. Shoemaker, Chris W. Kirby, Tuck Law Group, PLLC, as Substitute Trustee.**

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

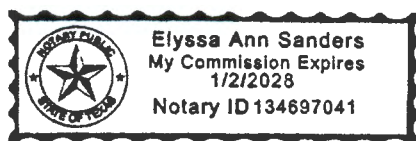
EXECUTED as of the 1st day of April, 2024

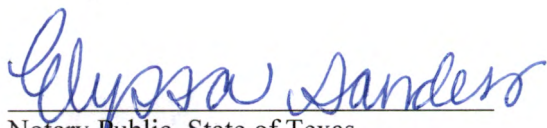


Jesse Shoemaker
Attorney at Law
SBOT No. 24072463
Tuck Law Group, PLLC
906 Main Street
Bastrop, TX 78602
(512) 321-4944

STATE OF TEXAS §
COUNTY OF BASTROP §

Before me, the undersigned notary public, on this day personally appeared Jesse Shoemaker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.





Notary Public, State of Texas

10

FILED

APR 02 2024

**Krista Bartsch
Bastrop County Clerk**

3:54 pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **April 2, 2024**
Substitute Trustee: **YAZMIN LEAL**
Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

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

Note: **EIGHTY-EIGHT THOUSAND, FOUR HUNDRED AND 00/100 DOLLARS
(88,400.00).**

Deed of Trust

Date: **May 27, 2021**
Grantor: **IRIS ITZAYANA NAVA and husband, JOSE LUCAS TOMAS**
Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 27, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership IRIS ITZAYANA NAVA and husband, JOSE LUCAS TOMAS, recorded under Clerk's Document No. 202112915 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith IRIS ITZAYANA NAVA and husband, JOSE LUCAS TOMAS, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202112916 Official Records, Bastrop County, Texas.**

Property: **(including any improvements), All of Lot 05, Block H, LOS MILAGROS, PHASE 1, Bastrop County, Texas, according to the map recorded Cabinet 7, Page No. 98-B to 99-A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**
Date of Sale (first Tuesday of month): **May 7, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

YAZMIN LEAL 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.

YAZMIN LEAL, Substitute Trustee

11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

APR 02 2024

**Krista Bartsch
Bastrop County Clerk**

3:54 PM

Date: **April 2, 2024**
Substitute Trustee: **YAZMIN LEAL**
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
00/100 DOLLARS (93,750.00).**

Deed of Trust

Date: **August 4, 2021**
Grantor: **MARIA EULALIA ISABEL DIAZ a single person and ABEL ANTONIO PERAZA, 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 MARIA EULALIA ISABEL DIAZ a single person and ABEL ANTONIO PERAZA, a single person, recorded under Clerk's Document No. 202119115 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MARIA EULALIA ISABEL DIAZ a single person and ABEL ANTONIO PERAZA, a single person, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202119116 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 04, Block H, 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 7, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

YAZMIN LEAL 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.

YAZMIN LEAL, Substitute Trustee

12

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

APR 02 2024

**Krista Bartsch
Bastrop County Clerk
3:54 PM**

Date: **April 2, 2024**
Substitute Trustee: **YAZMIN LEAL**
Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**
Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**
Note: **EIGHTY- THREE THOUSAND, THREE HUNDRED FIFTY AND
00/100 DOLLARS (83,350.00).**

Deed of Trust

Date: **April 17, 2020**
Grantor: **CHRISTOPHER ADAM LOPEZ and wife, AMY EILEEN LOPEZ**
Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

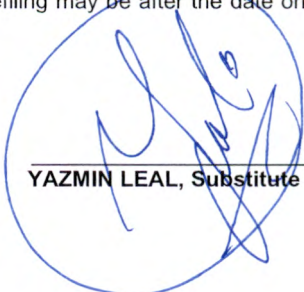
Recording information: **A Special Warranty Deed with Vendor's Lien dated April 17, 2024, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership CHRISTOPHER ADAM LOPEZ and wife, AMY EILEEN LOPEZ, recorded under Clerk's Document No. 202006798 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith CHRISTOPHER ADAM LOPEZ and wife, AMY EILEEN LOPEZ, to ADELA MUNIZ Trustee, recorded under Clerk's Document No. 202006799 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 14, 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 7, 2024**
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.**

YAZMIN LEAL 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.



YAZMIN LEAL, Substitute Trustee

FILED

13

APR 08 2024

Krista Bartsch
Rastrop County Clerk

10:14am

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 8, 2024

NOTE: Real Estate Lien Note described as follows:

Date: January 28, 2022
Maker: Steace Investments, LLC
A Texas Limited Liability Company
Payee: Nexus Series B, LLC
A Delaware Limited Liability Company
Original
Principal
Amount: \$460,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: January 28, 2022
Grantor: Steace Investments, LLC
A Texas Limited Liability Company
Trustee: John M. Taylor or Cody R. Coughlin
of Taylor & Coughlin, PLLC, Trustee
Beneficiary: Nexus Series B, LLC
A Delaware Limited Liability Company
Recorded: Document Number **202202238**, in the Official Public Records of **Bastrop
County, Texas.**

LENDER: Nexus Series B, LLC
A Delaware Limited Liability Company

BORROWER: Steace Investments, LLC
A Texas Limited Liability Company

PROPERTY: The real property described as follows:

Lot 11, SUBURBIA ESTATES, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet 1, Page 14B, Plat Records of Bastrop County, Texas.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 1317 Rosewood Avenue, Austin, Texas 78702

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

May 7, 2024, the first Tuesday of the month, to commence at **10:00 AM**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

THE SALE WILL TAKE PLACE AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

NOTICE

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

RECITALS


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

The Deed of Trust may encumber both real and personal property. Formal notice is now given of

Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

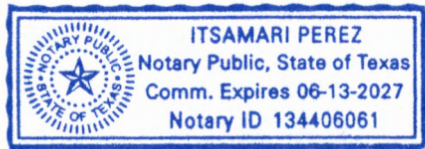
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

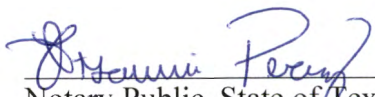
EXECUTED as of **April 8, 2024**.


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **8th** day of **April 2024**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.




Notary Public, State of Texas

After recording, please return original to:

Taylor & Coughlin, PLLC
1317 Rosewood Avenue,
Austin, Texas 78702

14

FILED

APR 11 2024

**Krista Bartsch
Bastrop County Clerk
11:50 AM**

Notice of Substitute Trustee's Foreclosure Sale

Date: April 11, 2024

Deed of Trust: Described as follows:

Dated: April 15, 2022
Grantor: Laura Maldonado
Trustee: Jason Gorman
Lender: Thousand Oaks Ventures, LLC, transferred to Sleatex, LLC, transferred to ACGP IV, LLC
Recorded: Instrument No. 202212103 of the Real Property Records of Bastrop County, Texas
Legal Description: UNIT 1, THOUSAND OAKS WEST CONDOMINIUM, A CONDOMINIUM PROJECT IN BASTROP COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS ASSIGNED TO THE UNIT, AND TOGETHER WITH ALL OF THE RIGHTS AND PRIVILEGES GRANTED TO CONDOMINIUM OWNER, SAME BEING MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM REGIME FOR THOUSAND OAKS WEST CONDOMINIUM, RECORDED AS INSTRUMENT NUMBER 202205663 IN THE REAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS
Secures: Promissory Note ("Note") in the original principal amount of \$88,800, executed by Laura Maldonado ("Borrower") and payable to the order of Lender

Substitute Trustee: James M. Ringel

Substitute Trustee's Address: 1305 Pine Street, Bastrop, TX, 78602

Foreclosure Sale:

Date: Tuesday, May 7, 2024
Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.
Place: Bastrop County Courthouse, 804 Pecan Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners Court, the sale will be conducted in the area immediately next to where the Notice was posted.

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 ACGP IV's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Recitals:

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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 Lender. 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.

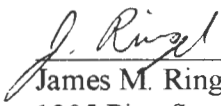
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

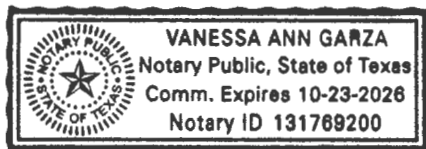
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

EXECUTED on April 11, 2024.


James M. Ringel
1305 Pine Street
Bastrop, TX 78602
Tel: (512) 409-3342
Fax: (512) 857-3430
Attorney for ACGP IV, LLC, note holder

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

This instrument was acknowledged and executed before me, the undersigned authority, by James M. Ringel on April 11, 2024.




Notary Public, State of Texas

15

FILED

APR 11 2024

Krista Bartsch
Bastrop County Clerk
11:50 AM

Notice of Substitute Trustee's Foreclosure Sale

Date: April 11, 2024

Deed of Trust: Described as follows:

Dated: April 15, 2022
Grantor: Sergio Maturano Rayo and Esly Yessenia Sanchez Nunez
Trustee: Jason Gorman
Lender: Thousand Oaks Ventures, LLC, transferred to Sleatex, LLC, transferred to ACGP IV, LLC
Recorded: Instrument No. 202208120 of the Real Property Records of Bastrop County, Texas
Legal Description: UNIT 2, THOUSAND OAKS WEST CONDOMINIUM, A CONDOMINIUM PROJECT IN BASTROP COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS ASSIGNED TO THE UNIT, AND TOGETHER WITH ALL OF THE RIGHTS AND PRIVILEGES GRANTED TO CONDOMINIUM OWNER, SAME BEING MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM REGIME FOR THOUSAND OAKS WEST CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 202205663, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
Secures: Promissory Note ("Note") in the original principal amount of \$156,000, executed by Sergio Maturano Rayo and Esly Yessenia Sanchez Nunez ("Borrower") and payable to the order of Lender

Substitute Trustee: James M. Ringel

Substitute Trustee's Address: 1305 Pine Street, Bastrop, TX, 78602

Foreclosure Sale:

Date: Tuesday, May 7, 2024
Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.
Place: Bastrop County Courthouse, 804 Pecan Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners Court, the sale will be conducted in the area immediately next to where the Notice was posted.

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 ACGP IV's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Recitals:

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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 Lender. 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 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.

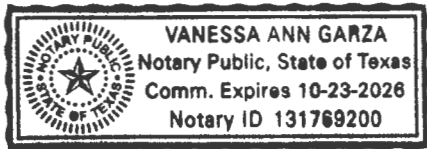
EXECUTED on April 11, 2024.



James M. Ringel
1305 Pine Street
Bastrop, TX 78602
Tel: (512) 409-3342
Fax: (512) 857-3430
Attorney for ACGP IV, LLC, note holder

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

This instrument was acknowledged and executed before me, the undersigned authority, by James M. Ringel on April 11, 2024.





Notary Public, State of Texas

16

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF BASTROP

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WHEREAS, by that certain Deed of Trust dated effective October 4, 2022 (the "Deed of Trust"), executed by ANGEL REVELES, a single person (herein referred to as "Grantor"), to Bart O. Caraway, Trustee, filed for record on October 4, 2022 in the Office of the County Clerk of Bastrop County, Texas, under Clerk's File No. 202221291, Grantor conveyed to Trustee certain real property (the "Property") situated in Bastrop County, Texas, and more particularly described as:

See attached Exhibit "A"

WHEREAS, said conveyance was made to secure the payment of that certain Interest Only Balloon Note, dated October 4, 2022 (the "Note"), in the original principal amount of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00), executed by Grantor, and payable to the order of THIRD COAST BANK SSB, a Texas state savings bank ("Beneficiary"), and any and all other indebtedness secured by, and described in, the Deed of Trust;

WHEREAS, Beneficiary is the present legal and equitable owner and holder of the Note, the Deed of Trust, all liens and security interests securing the Note, and any and all other indebtedness secured by and described in the Deed of Trust;

WHEREAS, the Note is in default, has matured and the entire unpaid balance thereof is due and payable, and Beneficiary intends to have the power of sale set forth in the Deed of Trust enforced;

WHEREAS, the Deed of Trust grants Beneficiary the right, for any reason, to appoint a Substitute Trustee to act instead of the Trustee named therein without any other formality than the designation of a Substitute Trustee in a written instrument;

WHEREAS, Beneficiary has determined to (i) remove Bart O. Caraway as Trustee under the Deed of Trust; (ii) appoint a Substitute Trustee under the Deed of Trust; (iii) direct said Substitute Trustee to enforce the power of sale in accordance with the Deed of Trust; and

WHEREAS, Beneficiary has appointed MEGAN L. RANDLE, EBBIE MURPHY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, JENNYFER SAKIEWICZ, or any of them acting alone, as Substitute Trustee under the Deed of Trust and has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness described therein after giving notice of the time, place and terms of said sale, and the property to be sold, pursuant to the Deed of Trust in accordance with its terms and the laws of the State of Texas.

FILED

APR 15 2024

Krista Bartsch
Bastrop County Clerk

12:37 pm



NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

I, MEGAN L. RANDLE, EBBIE MURPHY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, JENNYFER SAKIEWICZ, or any of them acting alone, as Substitute Trustee, hereby gives notice that I will accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the area located at the north door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code, no earlier than 10:00 a.m. and no later than 1:00 p.m., which is three hours thereafter, on May 7, 2024, the same being the first Tuesday in May 2024.

EXECUTED as of the 15th day of April, 2024.

Angela Zavala
Angela Zavala, Substitute Trustee

Address: Go Service Link

41600 Fuller Ave #400

Irving, TX. 75038

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTES FOR TRACT 5, A 10.610 ACRE TRACT IN THE GOTTLIEB VOIGHT SURVEY, BASTROP COUNTY, TEXAS.

BEING a 10.610 acre tract or parcel of land out of and being a part of the Gottlieb Voight Survey, A-333, in Bastrop County, Texas, and being a portion of that certain 75.813 acre tract described in a deed from Carl W. Cole and wife Lola Cole to Ryan Pope, dated February 25, 2022, recorded in Document No. 202203895, Bastrop County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found at a fence corner in the west line of Stockade Ranch Road, the northwest corner of that 10.155 acre tract described in deed to Michael A. Jack, recorded in Vol. 2124, Page 592, Bastrop County Official Public Records, the southeast corner of the 78.813 acre tract for the southeast corner of this tract. Said point being at or near the southeast corner of the said Gottlieb Voight Survey and northeast corner of the G. Eschberger Survey, A-161, the southeast corner of the said 78.813 acre tract.

THENCE west line of Stockade Ranch Road, the east line of the 75.813 acre tract, N 22 deg. 07 min. 55 sec. W, 468.06 feet to a 5/8 inch iron rod set, for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE crossing the 75.913 acre tract S 68 deg. 44 min. 58 sec. W, 1975.63 feet to a 5/8 inch iron rod set in or near the east line of the August Goose Survey, A-380, the west line of the 75.813 acre tract for the southeast corner of this tract.

THENCE with the occupied east line of the August Goose Survey and west line of the Gottlieb Voight Survey, N 22 deg. 02 min. 26 sec. W, 234.02 feet to a 5/8 inch iron rod for the northwest corner of this tract.

THENCE crossing the 75.913 acre tract N 68 deg. 44 min. 58 sec. E, 1975.26 feet to a 5/8 inch iron rod set, the west line of Stockade Ranch Road, the east line of the 75.831 acre tract for the northeast corner of this tract.

THENCE with said line S 22 deg. 07 min. 55 sec. E, 234.03 feet to the POINT OF BEGINNING, containing 10.610 acres of land .

Property Address and Tax Parcel Identification Number listed are provided solely for informational purposes , without warranty as to accuracy or completeness and are not hereby insured.

Property Address: Tract 5 Stockade Ranch Rd, Paige, TX 78659

Tax Parcel ID Number: 10418

17

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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§
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FILED

COUNTY OF BASTROP

APR 15 2024

Krista Bartsch
Bastrop County Clerk

DEED OF TRUST:

Date: March 7, 2022
Grantor: Suzannah Amable and Steven Amable
Original Beneficiary: BancorpSouth Bank
Trustee: Norma Ponce
Recording Info: Clerk's File No. 202205094 of the Real Property Records of Bastrop County, Texas

12:37 pm

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Sharlet Watts and/or Angela Zavala and/or Richard Zavala, Jr. and/or Michelle Jones and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, May 7, 2024
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Bastrop County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Bastrop County Courthouse, or, if there is no such entrance, then at the west wall of the Bastrop County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein 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 service to the sender of this notice immediately.

DATED: April 15, 2024

Angela Zavala
Sharlet Watts and/or Angela Zavala and/or Richard Zavala, Jr. and/or Michelle Jones and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

EXHIBIT A

Tract 1:

Being 4.998 acres of land, more or less, out of the Bastrop Town Tract Survey, Abstract No. 11, Bastrop County, Texas, and being the same property described in a Warranty Deed recorded in Document No. 201907252, Deed Records, Bastrop County, Texas, TOGETHER with a 30 foot Roadway Easement recorded in Volume 675, Page 551, Plat Records, Bastrop County, Texas, said 4.998 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the East corner of this 4.998 acres, same being on the northwest line of Michael Kurt Turner, et ux 10.000 acres (Document No. 201515995) and being the South point of Tract 2 (surveyed on same date), same also being on the southeast Right-Of-Way line of said 30 foot Roadway Easement, and the POINT OF BEGINNING;

THENCE along the line common to this 4.998 acres and said Turner 10.000 acres, South 54 degrees 06 minutes 43 seconds West (called South 55 degrees 27 minutes 18 seconds West) a distance of 225.83 feet (called 226.32 feet), to a 5/8 inch iron rod found for the South corner of this 4.998 acres, same being the West corner of said Turner 10.000 acres and on the northeast line of Lot 3A, Primitive Pines Subdivision (Cabinet 2, Page 281B);

THENCE along the line common to this 4.998 acres and said Lot 3A, North 47 degrees 21 minutes 30 seconds West (called North 46 degrees 04 minutes 34 seconds West), at a distance of 449.15 pass a 1/2 inch iron rod found 0.10 feet in for the North corner of Lot 4A, and continuing for a total distance of 719.17 feet (called 718.99 feet) to a 1/2 inch

iron rod found for the West corner of this 4.998 acres, same being the South corner of Lot 21, Circle D Country Acres East (Cabinet 1, Page 199A);

THENCE along the line common to this 4.998 acres and said Lot 21, North 47 degrees 40 minutes 05 seconds East (called North 49 degrees 00 minutes 36 seconds East) 139.12 feet pass a 1/2 inch rod found 0.10 feet out for the southeast corner of Lot 21, and continuing for a distance of 372.40 feet to a point for the North corner of this 4.998 acres, same being on the southeast line of Lot 19 and West corner of said Tract 2;

THENCE along the line common to this 4.998 acres and said Tract 2, South 35 degrees 47 minutes 44 seconds East (called South 34 degrees 32 minutes 41 seconds East) a distance of 746.60 feet (called 746.28 feet) to the POINT OF BEGINNING, and containing 4.998 acres, more or less.

Tract 2:

Being 6.004 acres of land, more or less, out of the Bastrop Town Tract Survey, Abstract No. 11, Bastrop County, Texas, and being the same property described in a Warranty Deed recorded in Document No. 201902357, Deed Records; Bastrop County, Texas, TOGETHER with a 30 foot Roadway Easement recorded in Volume 675, Page 551, Plat Records, Bastrop County, Texas, said 6.004 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the East corner of this 6.004 acres, same being on the northwest line of William Staggs, et ux 10.000 acres (Document No. 201513807) and being the South corner of the Sandra Freeman, et vlr 6.000 acres (Document No. 200306537), same also being on the southeast line of said 30 foot Roadway Easement and the POINT OF BEGINNING;

EXHIBIT A
(continued)

THENCE along the line common to this 6.004 acres and said Staggs 10.000 acres, South 54 degrees 01 minutes 59 seconds West (called South 55 degrees 27 minutes 19 seconds West) a distance of 341.94 feet (called 341.40 feet), to a 1/2 inch iron rod found for the South corner of this 6.004 acres, same being on the northwest line of Michael Kurt Turner, et ux 10.000 acres (Document No. 201515995) and on the East corner of Tract 1 (surveyed on same date);

THENCE along the line common to this 6.004 acres and said Tract 1, North 35 degrees 47 minutes 44 seconds West (called North 34 degrees 32 minutes 41 seconds West) 746.60 feet (called 746.28 feet) to a point for the West corner of this 6.004 acres, same being on the southeast line of Lot 19, Circle D Country Acres East (Cabinet 1, Page 199A);

THENCE along the line common to this 6.004 acres and said Lot 19, North 47 degrees 40 minutes 05 seconds East (called North 49 degrees 00 minutes 36 seconds East) 50.38 feet pass a 1/2 inch pipe found 0.8 feet out for the East corner of Lot 19, at a distance of 211.50 feet pass a 1/4 inch iron rod found 0.3 feet out for the East corner of Lot 17, and continuing for a total distance of 343.44 feet (called 343.57 feet) to a 1/2 inch iron rod found for the North corner of this 6.004 acres, same being on the southeast line of Lot 16 and the West corner of said Freeman 6.000 acres;

THENCE along the line common to this 6.004 acres and said Freeman 6.000 acres, South 35 degrees 50 minutes 57 seconds East (called South 34 degrees 32 minutes 41 seconds East) a distance of 784.67 feet (called 784.85 feet) to the POINT OF BEGINNING, and containing 6.004 acres, more or less.

Tract 3:

Easement Estate as set out and described in Volume 675, Page 551, Deed Records, Bastrop County.

Notice of Substitute Trustee's Foreclosure Sale

18

Date: April 15, 2024

FILED

Deed of Trust: Described as follows:

APR 15 2024

Krista Bartsch
Bastrop County Clerk

4:08 PM

Dated: May 6, 2016
 Grantor: Janie A. Reyes
 Trustee: Clay E. Morgan
 Lender: Rio Vista Ranch, LLC, transferred to ACGP I, LLC
 Recorded: Instrument No. 201606603 of the Real Property Records of Bastrop County, Texas

Legal Description: Lot 5, Block E, RIO VISTA RANCH, SECTION FOUR, a subdivision of record according to the map or plat of record in Cabinet 5, page 168-B, Bastrop County, Texas. Said property is locally known as 112 Chihuahua Drive, Del Valle, Texas 78617.

Secures: Promissory Note ("Note") in the original principal amount of \$49,400, executed by Janie A. Reyes ("Borrower") and payable to the order of Lender

Substitute Trustee: James M. Ringel

Substitute Trustee's Address: 1305 Pine Street, Bastrop, TX, 78602

Foreclosure Sale:

Date: Tuesday, May 7, 2024
 Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.
 Place: Bastrop County Courthouse, 804 Pecan Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners Court, the sale will be conducted in the area immediately next to where the Notice was posted.
 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 ACGP I's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Recitals:

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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 Lender. 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 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.

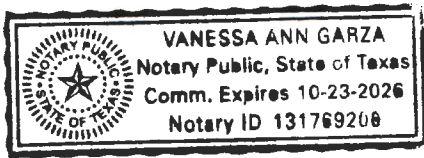
EXECUTED on April 15, 2024.

J. Ringel

James M. Ringel
1305 Pine Street
Bastrop, TX 78602
Tel: (512) 409-3342
Fax: (512) 857-3430
Attorney for ACGP I, LLC, note holder

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

This instrument was acknowledged and executed before me, the undersigned authority, by James M. Ringel on April 15, 2024.



Vanessa Ann Garza
Notary Public, State of Texas

19

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

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

Notice is hereby given that on Tuesday, the 7th day of May 2024; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the substitute trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Bastrop County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take

FILED

APR 16 2024 3:13 pm

Krista Bartsch
Bastrop County Clerk

place. If no such area has been so designated, the area in which the sale will take place is North Door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, TX or, if the preceding area is no longer the designated area, at the area most recently designated by the Bastrop County Commissioner's Court.

Date of Deed of Trust: July 12, 2022

Executed by: Triangle Acres LLC, a Texas limited liability company

Original Trustee named in Deed of Trust: Lisa Hoegler

Substitute Trustee: L.Scott Horne

Original amount of Secured Indebtedness: \$350,000.00

Original Beneficiary named in Deed of Trust: Geminos, LLC, The White Family Trust, and Susan K. Marlowe CPA, Inc.

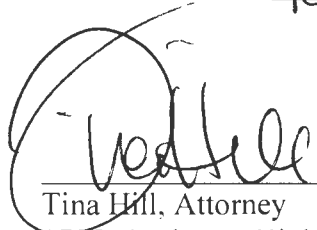
Property described in Deed of Trust:

See "Exhibit A" attached and incorporated herein by reference. **More commonly known as 132 Triangle Acres, Cedar Creek, TX 78612**

Said Deed of Trust is recorded as Instrument No. 202216124 in the Deed of Trust Records of Bastrop County, Texas.

Mortgage Servicer Information: The Beneficiaries, Geminos, LLC, The White Family Trust, and Susan K. Marlowe CPA, Inc. have been servicing their own loan. Inquiries should be directed to Tina Hill, Attorney at the contact information below.

EXECUTED this 12th day of April, 2024



Tina Hill, Attorney
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12 day of April, 2024, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OFFICE OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

EXHIBIT "A"

Tract 1: Being 2.463 acres of land, more or less, out of the Jim Jones Survey, Abstract No. 210, in Bastrop County, Texas, being the same property more particularly described in Warranty Deed recorded in Volume 1250, Page 443, Official Public Records of Bastrop County, Texas, and by metes and bounds as follows:

Beginning at a concrete monument found at the North or Northwest corner of said

2.463 Acre tract on the Southwesterly line of State Highway No. 71, for the North or Northwest corner and point of beginning of the herein described tract;

THENCE with the Southwesterly line of State Highway No. 71, the Northeasterly line of said 2.463 Acre tract, South 53 degrees 30 minutes 00 seconds East, a distance of 283.63 feet to an iron rod found at the East or Northeast corner of said 2.463 Acre tract for the East or Northeast corner of this tract;

THENCE leaving the Southwesterly line of State Highway No. 71, the Northeasterly line of said 2.463 Acre tract, with the Southeast line of said 2.463 Acre tract, the Northwest line of Lot No. 17, South 37 degrees 17 minutes 27 seconds West, a distance of 441.79 feet to an iron rod set in the Centerline of a Sixty (60) foot Road Easement at the South or Southeast corner of said 2.463 Acre tract for the South or Southeast corner of this tract;

THENCE with the Centerline of said Sixty (60) foot Road, the Southwest line of said 2.463 Acre tract, North 55 degrees 54 minutes 00 seconds West, a distance of 119.41 feet to an iron rod set at the point of curvature of a curve to the left;

THENCE with said curve whose radius is 60.00 feet, an arc distance of 94.07 feet, the chord of which bears South 79 degrees 11 minutes 08 seconds West, a distance of 84.73 feet to an iron set at the West or Southwest corner of said 2.463 Acre tract for the West or Southwest corner of this tract;

THENCE leaving the Centerline of said Sixty (60) foot Road with the Northwest line of said 2.463 Acre tract North 25 degrees 13 minute 57 seconds East, a distance of 515.74 feet to a concrete monument found for an angle point of said 2.463 Acre tract for an angle this tract;

THENCE North 36 degrees 43 minutes 36 seconds East, a distance of 8.18 feet to the point of beginning, containing 2.463 Acres of land, more or less.

Tract 2: Tract 2: Easement Estate Only in and to that certain Mutual Easement dated February 22, 1996, recorded in Volume 877, Page 532, Official Records of Bastrop County, Texas, and being more particularly described by metes and bounds as follows:

Being a 60 foot roadway easement out of and being a part of the John Jones Survey in Bastrop County, Texas and being a part of that certain 50.862 Acre tract described as

Tract No. 1 in a deed from Edward Burleson Young to Klutts Land Company, dated May 24, 1978, recorded in Volume 263, Page 566, Bastrop County Deed Records. Herein described 60 foot roadway easement being more particularly described by metes and bounds as follows:

Beginning at an iron rod found at a fence corner at the intersection of the Southwest line of State Highway No. 71 with the Southeast line of the before mentioned John Jones Survey, the Northwest line of the John Litton Survey, the East corner of the before mentioned 50.862 Acre tract.

THENCE with the Southeast line of the said John Jones Survey, the Northwest line of the John Litton Survey, the Southeast line of the said 50.862 Acre tract, South 48 degrees 01 minutes 25 seconds West, 421.26 feet to a point for an angle corner of the herein described roadway easement.

THENCE with the South or Southwest line of the herein described roadway easement, North 67 degrees 20 minutes 00 seconds West, 224.14 feet; North 55 degrees 54 minutes 00 seconds West, 122.41 feet to a point at the beginning of a curve to the left.

THENCE continuing with the South or Southwest line of the herein described roadway easement along the said curve to the left, whose radius is 30.00 feet; whose central angle is 89 degrees 49 minutes 43 seconds; whose long chord bears South 79 degrees 11 minutes 11 seconds West, 42.36 feet; 47.04 feet along the arc to a point at the end of said curve.

THENCE with the Southeast line of the herein described roadway easement, South 34 degrees 16 minutes 23seconds West, 265.61 feet; South 18 degrees 27 minutes 24 seconds West, 176.99 feet; South 35 degrees 33 minutes 26 seconds West, 335.46 feet; South 75 degrees 52 minutes 29 seconds West, 191.13 feet; South 57 degrees 46 minutes 28 seconds West, 272.57 feet; South 25 degrees 14 minutes 29 seconds West, 315.52 feet to an iron rod set for the South corner of the herein described roadway easement.

THENCE North 52 degrees 09 minutes 30 seconds West, 61.48 feet to an iron rod set for the West corner of the herein described roadway easement.

THENCE with the Northwest line of the herein described roadway easement, North 25 degrees 14 minutes 29 seconds East, 319.61 feet; North 57 degrees 46 minutes 28 seconds East, 299.63 feet; North 75 degrees 52 minutes 29 seconds East, 178.66 feet; North 35 degrees 33 minutes 26 seconds East, 304.41 feet; North 18 degrees 27 minutes 24 seconds East, 176.30 feet; North 34 degrees 16 minutes 23seconds East, 194.46 feet to an iron rod set where same intersects the Southwest line of a 60 foot roadway easement.

THENCE with the Southwest line of the last said 60 foot roadway easement, North 47 degrees 55 minutes 08 seconds West, 288.23 feet to an iron rod set for the West corner of the last said 60 foot roadway easement.

THENCE North 42 degrees 04 minutes 52 East, 60.00 feet to an iron rod set for the North corner of the last said 60 foot roadway easement.

THENCE with the Northeast line of the last said 60 foot roadway easement, South 47 degrees 55 minutes 08 seconds East, 280.00 feet to an iron rod set where same intersects the Northwest line of the first said 60 feet roadway easement.

THENCE with the Northwest line of the first said 60 foot roadway easement, North 34 degrees 16 minutes 23 seconds East, 18.93 feet to a point at the beginning of a curve to the right.

THENCE with the said curve to the right, whose radius is 90.00 feet; whose central angle is 89 degrees 49 minutes 43 seconds; whose long chord bears North 79 degrees 11 minutes 11 seconds East, 127.09 feet; 141.10 feet along the arc to a point at the end of said curve.

THENCE with the North or Northeast line of the herein described 60 foot roadway easement, South 55 degrees 54 minutes 00 seconds East, 116.41 feet; South 67 degrees 20 minutes 00 seconds East, 121.35 feet to point at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 92.97 feet; whose central angle is 64 degrees 38 minutes 46 seconds; whose long chord bears North 60 degrees 20 minutes 43 seconds East, 99.42 feet; 104.90 feet along the arc to a point at the end of said curve.

THENCE continuing with the Northwest line of the herein described roadway easement,

North 48 degrees 01 minutes 25 seconds East, 313.32 feet to an iron rod set in the Southwest line of State Highway No. 21, the Northeast line of the before mentioned 50.862 Acre tract, for the most Northerly corner of the herein described roadway easement.

THENCE with the Southwest line of State Highway No. 71, the Northeast line of the said 50.862 Acre tract, South 52 degrees 50 minutes 00 seconds East, 61.03 feet to the point of beginning.