

Foreclosure Notices April 4, 2023

1. Anderson, Eric O & Anderson, Beverly

2. Anderson, Eric O & Anderson, Beverly

3. Hudson, Charlie Jr.

4. Brown, Jolynn

5. Gomez, Manuel

6. Marlow, Cydney Ann & Marlow, Brooks Wilson

7. Wall, Sharisalyn

8. Henke, James

9. Soria, Juan Gerardo & Martinez, Maria Salome

10. Castro, Rafael Hernandez

11. Brewer, Chanice Margaret

Foreclosure Notices April 4, 2023

12. Garcia, Jose Raul

13. Williams, Melissa Mae & Charles, Christopher Joseph

14. Carreon, Benito & Martinez, San Juana Elizabeth

15. Flores, Luis Roberto Reyes

16. Mora, Carlos Arturo

17. Palacios, Hector Jr.

18. TRAUTWEIN, MELINDA & TRAUTWEIN, MELINDA G.

19. Arroyo, Andras Reyes, Ramirez, Maria de los Angeles Paraz
 & Lugo, Patricia Arroyo

23-00089

138 SWIFT WATER LOOP, BASTROP, TX 78602

1

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

LOT 39, PECAN PARK RESIDENTIAL, SECTION SB, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 6, PAGE 34A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated April 22, 2021 and recorded on April 29, 2021 at Instrument Number 202108498 in the real property records of BASTROP County, Texas, which contains a power of sale.

Sale Information:

April 4, 2023, 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 ERIC O ANDERSON AND BEVERLY ANDERSON secures the repayment of a Note dated April 22, 2021 in the amount of \$298,051.00. VILLAGE CAPITAL & INVESTMENT LLC, whose address is c/o Village Capital & Investment, LLC, 2550 Paseo Verde Parkway, Suite 100, Henderson, NV 89074, is the current mortgagee of the Deed of Trust and Note and Village Capital & Investment, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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.



4770958

FILED

JAN 12 2023

Krista Bartsch
Bastrop County Clerk

8:48 Am

Sally Sherman

De Cubas, Lewis & Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Angela Zavala

Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, ~~Megan Randle~~, Ebbie Murphy, Elizabeth Anderson, Richard Zavala, Jr., Megan L. Randle, Jr, Jennyfer Sakiewicz and ServiceLink employees included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 12th day of Jan, 2023 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).

23-00089

138 SWIFT WATER LOOP, BASTROP, TX 78602

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**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

LOT 39, PECAN PARK RESIDENTIAL, SECTION 5B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 6, PAGE 34A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated April 22, 2021 and recorded on April 29, 2021 at Instrument Number 202108498 in the real property records of BASTROP County, Texas, which contains a power of sale.

Sale Information:

April 4, 2023, 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 ERIC O. ANDERSON AND BEVERLY ANDERSON secures the repayment of a Note dated April 22, 2021 in the amount of \$298,051.00. VILLAGE CAPITAL & INVESTMENT LLC, whose address is c/o Village Capital & Investment, LLC, 2550 Paseo Verde Parkway, Suite 100, Henderson, NV 89074, is the current mortgagee of the Deed of Trust and Note and Village Capital & Investment, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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.

FILED

JAN 19 2023

Krista Bartsch
Bastrop County Clerk

9:33 Am



4771596

Sally Sherman

De Cubas, Lewis & Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Angela Zavala

Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan Randle, Ebbie Murphy, Elizabeth Anderson, Richard Zavala, Jr., Megan L. Randle, Jr and ServiceLink employees included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 19th day of JAN., 2023 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).

22-02263

204 PINE CANYON DRIVE, SMITHVILLE, TX 78957

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**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
See Exhibit A
- Security Instrument:** Deed of Trust dated October 19, 2006 and recorded on November 20, 2006 at Instrument Number 200617613 in the real property records of BASTROP County, Texas, which contains a power of sale.
- Sale Information:** April 4, 2023, 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 CHARLIE HUDSON JR secures the repayment of a Note dated October 19, 2006 in the amount of \$91,470.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank N.A., 4801 Frederica Street, Owensboro, KY 42301-7441, is the current mortgagee of the Deed of Trust and Note and U.S. Bank N.A. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

FILED

FEB 03 2023

Krista Bartsch
Bastrop County Clerk

10:30 AM



4771998

Sally Sherman

De Cubas, Lewis & Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Angela Zavala

Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nuñez, Erika Aguirre, ~~Beatriz Sanchez, Sara Edgington, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan Randle, Ebbie Murphy, Elizabeth Anderson, Richard Zavala, Jr., Megan L. Randle, Jr~~ and Auction.com employees included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, *Angela Zavala*, declare under penalty of perjury that on the *30th* day of *Jan.*, *2023*, 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).



Describing land therein: 2.000 ACRES OF LAND COMPRISED OF A PORTION OF LOT 350, PINE VALLEY ESTATES SECTION 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS OF RECORD IN CABINET 1, PAGE 184 A, BASTROP COUNTY PLAT RECORDS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF C. RICHARD RALPH, REGISTERED PROFESSIONAL LAND SURVEYOR DURING JULY, 1999

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, THE COMMON EAST CORNER OF LOTS 350 AND 352 OF SAID SUBDIVISION AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE CANYON DRIVE (50' R.O.W.);

THENCE S 31 DEG 00' 00" W, 77.00 FEET ALONG THE WEST LINE OF SAID PINE CANYON DRIVE TO AN IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF.

THENCE N 62 DEG 54' 25" W, 437.45 FEET TO AN IRON ROD SET AND N 48 DEG 04' 57" W, 339.45 FEET OVER AND ACROSS SAID LOT 350 TO AN IRON ROD SET FOR THE NORTHWEST CORNER HEREOF, THE COMMON WEST CORNER OF LOTS 350 AND 351 OF SAID SUBDIVISION AND A POINT ON THE COMMON LINE OF SAID SUBDIVISION AND LOT 371, PINE VALLEY ESTATES SECTION 2, A SUBDIVISION OF RECORD IN CABINET 2, PAGE 186 A OF SAID PLAT RECORDS;

THENCE S 69 DEG 29' 21" R. PASS AT 522.35 FEET AN IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID LOTS 351 AND 352 CONTINUE FOR A TOTAL OF 782.15 FEET ALONG THE NORTH LINE OF SAID LOT 350 TO THE POINT OF BEGINNING CONTAINING 2.000 ACRES OF LAND MORE OR LESS AND SHOWN AS TRACT 1 ON THE SURVEY MAP PREPARED HEREWITH.

SELENE FINANCE LP (SLE)
BROWN, ESTATE OF JO LYNN
104 SOUTH MOCKINGBIRD CIRCLE, CEDAR CREEK, TX
78612

CONVENTIONAL
Firm File Number: 19-033559

4

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 22, 2004, JOLYNN BROWN, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION 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 200401146 Volume 1403, Page 119, 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, April 4, 2023** 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 23, BLOCK A, OF ELM RIDGE, PHASE 1-A, AN ADDITION TO THE CITY OF CEDAR CREEK, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN 2/302B-303B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Property Address: 104 SOUTH MOCKINGBIRD CIRCLE
CEDAR CREEK, TX 78612
Mortgage Servicer: SELENE FINANCE LP
Mortgagee: SELENE FINANCE LP
3501 OLYMPUS BOULEVARD
5TH FLOOR, SUITE 500
DALLAS, TX 75019

FILED

FEB 16 2023

Krista Bartsch
Bastrop County Clerk

9:04 AM

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 February 14, 2023.

By: 

William Jennings

Texas Bar# 24127205

H. Gray Burks IV

Texas Bar # 03418320

Ronny George

Texas Bar # 24123104

wjennings@logs.com

gburks@logs.com

rgeorge@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Selene Finance LP

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.

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NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 12/01/2003
Grantor(s): MANUEL GOMEZ
Original Mortgagee: MID-STATE TRUST VIII AND JIM WALTER HOMES, INC.
Original Principal: \$60,000.00
Recording Information: Book 1393 Page 238 Instrument 200320532
Property County: Bastrop
Property: (See Attached Exhibit "A")
Reported Address: 166 HOWARD LN, BASTROP, TX 78602

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of April, 2023
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bastrop County Commissioner's Court, at the area most recently designated by the Bastrop County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennifer Sakiewicz, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennifer Sakiewicz, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

FEB 16 2023

Krista Bartsch
Bastrop County Clerk

9:04 Am

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennifer Sakiewicz, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Angela Zavala whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on Feb 16, 2023 I filed and / or recorded 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.

By: Angela Zavala

Exhibit "A"

FIELD NOTES OF 2.000 ACRES OF LAND OUT OF THE JOSIAH WILBARGER SURVEY, ABSTRACT NO. 70 IN BASTROP COUNTY, TEXAS AND BEING A PART OF A 33.841 ACRE TRACT CONVEYED TO FRANCIE JONES AND RECORDED IN VOLUME 916, PAGE 192 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL PIN FOUND, BEING THE SOUTHEAST CORNER OF A 33.841 ACRE TRACT CONVEYED TO FRANCIE JONES AND RECORDED IN VOLUME 916, PAGE 192 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; AND ALSO BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE SOUTH LINE OF SAID 33.841 ACRE TRACT, NORTH 70 DEGREES WEST, PASSING AT 20.00 FEET THE WEST LINE OF A 20 FOOT EASEMENT AND FOR A TOTAL DISTANCE OF 380.78 FEET TO A 1/2 INCH STEEL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE FOR THE FOLLOWING CALLS:

NORTH 28 DEGREES 08' 21" EAST FOR 175.97 FEET TO A 1/2 INCH STEEL PIN SET;
SOUTH 58 DEGREES 12' 12" EAST FOR 158.49 FEET TO A 1/2 INCH STEEL PIN SET;
NORTH 52 DEGREES 02' 42" EAST FOR 219.36 FEET TO A 1/2 INCH STEEL PIN SET;
SOUTH 71 DEGREES 20' 59" EAST, PASSING AT 93.89 FEET THE WEST LINE OF SAID 20 FOOT EASEMENT AND FOR A TOTAL DISTANCE OF 113.89 FEET TO A 1/2 INCH STEEL PIN SET, ON THE EAST LINE OF SAID 33.841 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF SAID 33.841 ACRE TRACT, FOR THE FOLLOWING CALLS:

SOUTH 21 DEGREES 19' 00" WEST FOR 191.49 FEET TO A 1/2 IN STEEL PIN FOUND;
NORTH 70 DEGREES WEST FOR 20.01 FEET TO A 1/2 INCH STEEL PIN FOUND;
SOUTH 21 DEGREES 3' 00" WEST FOR 139.06 FEET TO THE POINT OF BEGINNING.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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FILED

FEB 17 2023 11:03 AM

Krista Bartsch
Bastrop County Clerk

Notice of Substitute Trustee Sale

T.S. #: 23-8378

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

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

Date: 4/4/2023
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM.
Place: Bastrop County Courthouse in Bastrop, Texas, at the following location: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

LOTS EIGHT (8) AND NINE (9), BLOCK ONE HUNDRED FIVE (105), ROGER BYRNE ADDITION TO THE CITY OF SMITHVILLE, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET #1, PAGE 6B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 7/22/2019 and is recorded in the office of the County Clerk of Bastrop County, Texas, under County Clerk's File No 201910933, recorded on 7/23/2019, of the Real Property Records of Bastrop County, Texas.
Property Address: 405 BYRNE-ST SMITHVILLE Texas 78957

Trustor(s): CYDNEY ANN MARLOW and BROOKS WILSON MARLOW
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WATERMARK CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: WATERMARK CAPITAL, INC. **Loan Servicer:** THE MONEY SOURCE INC

Current Substituted Trustees: Auction.com, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan Randle-Bender aka Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Rick Snoke, Prestige Default Services, LLC

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the

T.S. #: 23-8378

amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by BROOKS WILSON MARLOW AND CYDNEY ANN MARLOW, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$289,656.00, executed by BROOKS WILSON MARLOW AND CYDNEY ANN MARLOW, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WATERMARK CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BROOKS WILSON MARLOW AND CYDNEY ANN MARLOW, HUSBAND AND WIFE to CYDNEY ANN MARLOW and BROOKS WILSON MARLOW. WATERMARK CAPITAL, INC. is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

WATERMARK CAPITAL, INC.
c/o THE MONEY SOURCE INC
135 Maxess Road
Melville, NY 11747
855-611-0550

Dated: FEB 17 2023

Auction.com, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones,
Megan Randle-Bender aka Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz,
Rick Snoke, Prestige Default Services, LLC,


Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 23-8378

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

9720 Coit Road, Suite 220-228

Plano, Texas 75025

Attn: Trustee Department

134 Vicksburg Loop, Elgin, TX 78621

22-000518

7

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: 04/04/2023

Time: Between 10:00 AM to 1:00 PM and beginning not earlier than 10:00 AM to 1:00 PM or 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 4/6/2017 and recorded in the real property records of Bastrop County, TX and is recorded under Clerk's File/Instrument Number 201704707 with Sharisalyn Wall (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. d/b/a Supreme Lending mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Sharisalyn Wall, securing the payment of the indebtedness in the original amount of \$196,464.00, 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 7-18, AMENDED PLAT OF SHENANDOAH SUBDIVISION, PHASE VII, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO.4, PAGE 58A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

FILED

FEB 24 2023

Krista Bartsch
Bastrop County Clerk

1:57 pm



4774946

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

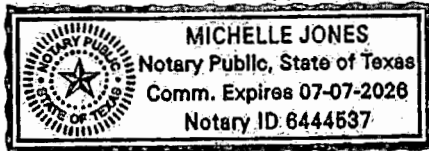
SUBSTITUTE TRUSTEE

Megan L. Randle, Ebbie Murphy, Sharlet Watts,
Angela Zavala, Michelle Jones, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Angela Zavala, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of FEB., 2023.



Michelle Jones
NOTARY PUBLIC in and for

Williamson COUNTY
My commission expires: 7-7-26
Print Name of Notary:
Michelle Jones

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 2-24-23 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
Declarant's Name: Angela Zavala
Date: FEB 24 2023

Notice of Foreclosure Sale

8

February 28, 2023

Deed of Trust ("Deed of Trust"):

Dated: June 30, 2017

Grantor: JAMES HENKE

Trustee: CHARLES H. NEWMAN

Lender: CHRISTOPHER ULCAK

Recorded in: Instrument Number 201709623 of Bastrop County, Texas

Legal Description: Lots 180 and 181, Indian Lake, Section Two, a subdivision in Bastrop County, Texas, according to the Map or Plat thereof, recorded in Cabinet 1, Slide 67B, Plat Records of Bastrop County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$39,500.00, executed by JAMES HENKE ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Cassy D. Appelt

Substitute Trustee's Address: P.O. BOX 1216, SHINER, TX, 77984

Foreclosure Sale:

Date: Tuesday, April 4, 2023

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: At the north door of the Bastrop County Courthouse 803 Pine

FILED

FEB 28 2023

Krista Bartsch
Bastrop County Clerk

11:52am

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.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CHRISTOPHER ULCAK, 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 CHRISTOPHER ULCAK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with CHRISTOPHER ULCAK'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 CHRISTOPHER ULCAK 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 CHRISTOPHER ULCAK. 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.

By: _____

Cassy D. Appelt
Cassy D. Appelt, Attorney
Machacek & Appelt, PLLC
P.O. BOX 1216
SHINER, TX 77984
Telephone (361) 594-8086
Telecopier (361) 594-8088

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

9

MAR 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

Date: March 3, 2023
 Substitute Trustee: KAREN CABRERA
 Substitute Trustee's Address: 11410 N. FM 493
 Donna, Texas 78596
 Lender: LAS COLINAS ESTATES, L.P., a Texas limited partnership
 Note: FIFTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND
 NO/100THS DOLLARS (\$57,250.00)

Deed of Trust

Date: December 7, 2016
 Grantor: JUAN GERARDO SORIA, a single person and MARIA SALOME MARTINEZ, a single person
 Lender: LAS COLINAS ESTATES, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated December 7, 2016, executed by LAS COLINAS ESTATES, L.P., a Texas limited partnership JUAN GERARDO SORIA, a single person and MARIA SALOME MARTINEZ, a single person, recorded under Clerk's Document No. 201616536 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JUAN GERARDO SORIA, a single person and MARIA SALOME MARTINEZ, a single person, to RAMONA FLORES, Trustee, recorded under Clerk's Document No. 201616537 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 10, Block B, LAS COLINAS ESTATES SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number Cabinet #6, Pages 23B-26A, in the Map Records of Bastrop County, Texas.

County: Bastrop
 Date of Sale (first Tuesday of month): April 4, 2023
 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.

KAREN CABRERA is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.


 KAREN CABRERA, Substitute Trustee

10

FILED

MAR 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 3, 2023

Substitute Trustee: KAREN CABRERA

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
NO/100THS DOLLARS (\$88,400.00)

Deed of Trust

Date: July 2, 2021

Grantor: RAFAEL HERNANDEZ CASTRO, a single person

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

Recording information: A Special Warranty Deed with Vendor's Lien dated July 2, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership RAFAEL HERNANDEZ CASTRO, a single person, recorded under Clerk's Document No. 202115133 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith RAFAEL HERNANDEZ CASTRO, a single person, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202115134 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 45, Block C, LOS MILAGROS, PHASE 1, Bastrop County, Texas, according to the map recorded Cabinet 7, Page No. 98-B to 99-A, in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): April 4, 2023

Time of Sale: 10:00 a.m.

Place of Sale: The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602

KAREN CABRERA is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.



KAREN CABRERA, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

MAR 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

11

Date: March 3, 2023
Substitute Trustee: KAREN CABRERA
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 EIGHT HUNDRED AND
NO/100THS DOLLARS (\$93,800.00)

Deed of Trust

Date: May 27, 2021
Grantor: CHANICE MARGARET BREWER, a single person
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 CHANICE MARGARET BREWER, a single person, recorded under Clerk's Document No. 202112893 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith CHANICE MARGARET BREWER, a single person, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202112894 Official Records, Bastrop County, Texas. Assumption Agreement dated November 16, 2022, Recorded under Clerk's Document No. 202224462 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 10, Block D, 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): April 4, 2023
Time of Sale: 10:00 a.m.
Place of Sale: The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602

KAREN CABRERA is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


KAREN CABRERA, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

12

MAR 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

Date: March 3, 2023
Substitute Trustee: KAREN CABRERA
Substitute Trustee's Address: 11410 N. FM 493
Donna, Texas 78537
Lender: CENTEX LOS MILAGROS, L.P., a Texas limited partnership
Note: NINETY-THREE THOUSAND SEVEN HUNDRED FIFTY AND
NO/100THS DOLLARS (\$93,750.00)

Deed of Trust

Date: August 4, 2021
Grantor: JOSE RAUL GARCIA, a single person
Lender: CENTEX LOS MILAGROS, L.P., a Texas limited partnership

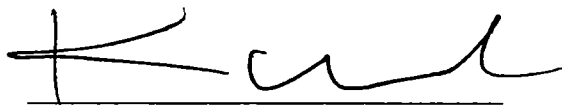
Recording information: A Special Warranty Deed with Vendor's Lien dated August 4, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership JOSE RAUL GARCIA, a single person, recorded under Clerk's Document No. 202119491 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE RAUL GARCIA, a single person, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202119520 Official Records, Bastrop County, Texas. Assumption Agreement dated April 28, 2022, Recorded under Clerk's Document No. 202211404 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 13, Block D, LOS MILAGROS PHASE 2, Bastrop County, Texas, according to the map recorded Cabinet 7, Page No. 111-A to 111-B, in the Map Records of Bastrop County, Texas

County: Bastrop
Date of Sale (first Tuesday of month): April 4, 2023
Time of Sale: 10:00 a.m.
Place of Sale: The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602

KAREN CABRERA is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.



KAREN CABRERA, Substitute Trustee

13

FILED

MAR 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 3, 2023

Substitute Trustee: KAREN CABRERA

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

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

Note: ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED
AND NO/100THS DOLLARS (\$117,500.00)

Deed of Trust

Date: December 10, 2021

Grantor: MELLISA MAE WILLIAMS and husband CHRISTOPHER JOSEPH CHARLES

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

Recording information: A Special Warranty Deed with Vendor's Lien dated December 10, 2021, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership MELLISA MAE WILLIAMS and husband CHRISTOPHER JOSEPH CHARLES, recorded under Clerk's Document No. 202200166 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MELLISA MAE WILLIAMS and husband CHRISTOPHER JOSEPH CHARLES, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202200167 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 16, Block B, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.

County: Bastrop

Date of Sale (first Tuesday of month): April 4, 2023

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.

KAREN CABRERA is a Substitute Trustee under the Deed of Trust. The 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.



KAREN CABRERA, Substitute Trustee

14

FILED

MAK 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **March 3, 2023**

Substitute Trustee: **KAREN CABRERA**

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

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

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

Deed of Trust

Date: **February 28, 2020**

Grantor: **BENITO CARREON, and wife SAN JUANA ELIZABETH MARTINEZ**

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

Recording information: A Special Warranty Deed with Vendor's Lien dated February 28, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership BENITO CARREON, and wife SAN JUANA ELIZABETH MARTINEZ, recorded under Clerk's Document No. 202005005 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith BENITO CARREON, and wife SAN JUANA ELIZABETH MARTINEZ, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202005006 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 18, Block B, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**


Date of Sale (first Tuesday of month): **April 4, 2023**

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.**

KAREN CABRERA is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.



KAREN CABRERA, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

15

MAR 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

Date: March 3, 2023
Substitute Trustee: KAREN CABRERA
Substitute Trustee's Address: 11410 N. FM 493
Donna, Texas 78537
Lender: CENTEX LOS SENDEROS, L.P., a Texas limited partnership
Note: SEVENTY-TWO THOUSAND NINE HUNDRED FIFTY AND
NO/100THS DOLLARS (\$72,950.00)

Deed of Trust

Date: February 28, 2020
Grantor: LUIS ROBERTO REYES FLORES, a single person
Lender: CENTEX LOS SENDEROS, L.P., a Texas limited partnership


Recording information: A Special Warranty Deed with Vendor's Lien dated February 28, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership LUIS ROBERTO REYES FLORES, a single person, recorded under Clerk's Document No. 202005661 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith LUIS ROBERTO REYES FLORES, a single person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202005662 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 09, Block H, 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): April 4, 2023
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.

KAREN CABRERA is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


KAREN CABRERA, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

16

MAR 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

Date: March 3, 2023
Substitute Trustee: KAREN CABRERA
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
NO/100THS DOLLARS (\$83,350.00)

Deed of Trust

Date: February 28, 2020
Grantor: CARLOS ARTURO MORA, a married person
Lender: CENTEX LOS SENDEROS, L.P., a Texas limited partnership


Recording information: A Special Warranty Deed with Vendor's Lien dated February 28, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership CARLOS ARTURO MORA, a married person, recorded under Clerk's Document No. 202006629 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith CARLOS ARTURO MORA, a married person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202006630 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 07, Block I, 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): April 4, 2023
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.

KAREN CABRERA is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


KAREN CABRERA, Substitute Trustee

17

FILED

MAR 08 2023

Krista Bartsch
Bastrop County Clerk

11:45am

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **March 3, 2023**
Substitute Trustee: **KAREN CABRERA**
Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited
partnership**
Note: **EIGHTY THOUSAND SEVEN HUNDRED AND NO/100THS
DOLLARS (\$80,700.00)**

Deed of Trust

Date: **November 13, 2019.**
Grantor: **HECTOR PALACIOS JR., a married person**
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

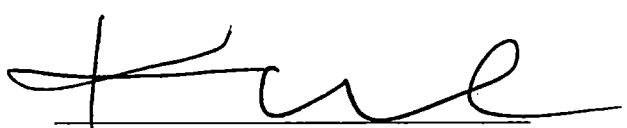
Recording information: A Special Warranty Deed with Vendor's Lien dated November 13, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership HECTOR PALACIOS JR., a married person, recorded under Clerk's Document No. 201918180 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith HECTOR PALACIOS JR., a married person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201918181 Official Records, Bastrop County, Texas. Assumption Agreement dated September 15, 2022, Recorded under Clerk's Document No. 202220796 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 42, Block G, SANTA FE SUBDIVISION PHASE 2, Bastrop County, Texas, according to the map recorded in Volume 6, Pages 178-B, 179-A and 179-B, Map Records, Bastrop County, Texas.

County: **Bastrop**
Date of Sale (first Tuesday of month): **April 4, 2023**
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**

KAREN CABRERA is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.


KAREN CABRERA, Substitute Trustee

NOTICE OF FORECLOSURE SALE

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

LOT 6, BLOCK B, HUNTERS CROSSING SECTION FOUR B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET NO. 4, PAGE 187A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 15, 2007 and recorded on October 24, 2007 as Instrument Number 200715670 in the real property records of BASTROP County, Texas, which contains a power of sale.

Sale Information: April 04, 2023, 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 MELINDA TRAUTWEIN AND MELINDA G. TRAUTWEIN secures the repayment of a Note dated October 15, 2007 in the amount of \$173,463.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

FILED

MAR 13 2023

Krista Bartsch
Bastrop County Clerk

9:43 AM



4777472

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.

Jonathan Andring

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024

Angela Zavala

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., Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Shelby Martin, Richard Zavala Jr., Elizabeth Anderson, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 13th day of March, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BASTROP County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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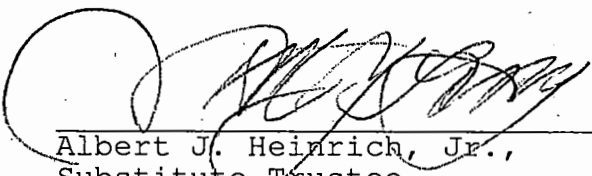
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

On December 30, 2019, Andres Reyes Arroyo, Maria de los Angeles Perez Ramirez and Patricia Arroyo Lugo signed a Real Estate Lien Note for \$160,000.00, payable to the order of Martha Bondi which is secured by Deed of Trust of record in Document #202000108, Official Public Records of Bastrop County, Texas, against the following property:

Lot 33, in Block "H", of HIGH VIEW RANCH SUBDIVISION, PHASE 3D, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet 5, Page 24A, of the Plat Records of Bastrop County, Texas.

The Note has been accelerated to maturity by reason of the failure of the Maker to furnish proof of payment of ad valorem taxes, and the Owner of the Note has instructed the Substitute Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Substitute Trustee, hereby gives notice that he, as such Substitute Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 4th day of April, 2023, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Bastrop County, Texas, in Bastrop, Texas, designated by the Commissioners Court of such County, described as the North door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, as specified in instrument recorded in Volume 481, Page 124, of the Real Property Records of Bastrop, Texas. Such sale will occur, at the earliest, at 10:00 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: March 14, 2023.



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

FILED

MAR 14 2023

Krista Bartsch
Bastrop County Clerk

11:07 AM