

Foreclosure Notices Dec 7, 2021.

1. Snyder Bret + Beal Marcie

2. Rady, Chance

3. Gonzalez, Veronica & Gonzalez, German Josue

4. Flores, Sandra

5. Wade Diana Lynn

6. Osorio Librado Mondragon

7. Sutton Jacquelin

8. Reyes, Janie A.

9. Lopez, Juan A. Lopez + Elizabeth  
Moran-Carbajal

10. Wall Sharisalyn

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

1

**Deed of Trust Date:**  
7/31/2017

**Grantor(s)/Mortgagor(s):**  
BRET SNYDER AND MARCIE BEAL,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR CALIBER HOME LOANS, INC., ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Caliber Home Loans, Inc.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201712287

**Property County:**  
BASTROP

**Mortgage Servicer:**  
Caliber Home Loans, Inc. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
13801 Wireless Way,  
Oklahoma City, OK 73134

**Legal Description:** LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

**Date of Sale:** 12/7/2021

**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** 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.

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.

*Angela Zavala*

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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

Kristopher Holth, Aarti Patel, Amy Ortiz, Dylan  
Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby,  
Nancy Parker, Roberta Avery-Hamilton, Cary  
Corenblum, Joshua Sanders, Aleena Litton, Matthew  
Hansen, Auction.com, David Ackel, Sara Edgington,  
Sharlet Watts, Angela Zavala, Michelle Jones or  
Richard Zavala, Jr  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

service to the sender of this notice immediately.

10:10am  
FILED

OCT 12 2021

Rose Pietsch  
Bastrop County Clerk

MH File Number: TX-19-72447-POS  
Loan Type: FHA

EXHIBIT "A"

APPROXIMATELY 1.147 Acres of land out of the Charles Edwards Survey, Abstract No. 30, in Bastrop County, Texas, and being that same (1.1468 Acre) tract of land conveyed to James Downs and Cathryn Downs in a deed as recorded in Volume 919 Page 514 of the Official Records of Bastrop County, Texas, and being more particularly described by Metes and Bounds in deed recorded in Volume 2261, Page 631, Official Public Records of Bastrop County, Texas, and as follows:

Beginning at a 1/2-inch rod set at the base of a fence corner post in the approximate center of an Old Road Bed, and being in the Northwestery right-of-way line of F.M. 2104, being at the most Southerly or Southwest corner of that certain (1.1468 Acre) tract of land conveyed to James Downs and Cathryn Downs in a deed as recorded in Volume 910 Page 514 of the Official Records of Bastrop County, Texas, also being the most Southerly or Southwest corner of that certain (13.346 Acre) tract of land conveyed to John C. Burns and Jewel N. Burns in a deed as recorded in Volume 237 Page 366 of the Deed Records of Bastrop County, Texas, and also being at the most Southeasterly corner of that certain (290 Acre) tract of land conveyed to P.J. Parker Ranch, L.P. in a deed as recorded in Volume 145 Page 203 of the Official Records of Bastrop County, Texas, and being for the most Southerly or Southwest corner of the tract herein described, and from which a 1/2-inch iron pipe found bears South 20 degrees 27 minutes 57 seconds East 86.12 feet, and from said pipe a 4-inch X 4-inch concrete highway monument found bears North 46 degrees 40 minutes 15 seconds East 2824.19 feet;

THENCE, leaving said right-of-way line, and with said approximate center of an Old Road Bed, being the common line between the Downs tract and the Parker tract North 00 degrees 01 minutes 06 seconds West 295.23 feet to a point in the center of a small creek, being for the most Northwestery corner of this tract;

THENCE, leaving said common line, and with the center of said small creek (being the Northerly line of the Downs tract and being over and across the Burns tract) the following four (4) general courses:

- 1) North 79 degrees 28 minutes 42 seconds East 47.54 feet;
- 2) North 35 degrees 45 minutes 30 seconds East 107.35 feet;
- 3) South 54 degrees 25 minutes 05 seconds East 116.20 feet;
- 4) South 27 degrees 40 minutes 03 seconds East 58.10 feet;
- 5) North 87 degrees 19 minutes 55 seconds East 29.80 feet to a point in the Northwestery right-of-way line of F.M. 2104, being for the most Easterly or Northeast corner of the Downs tract, and being in the Southeasterly line of the Burns tract, and being for the most Easterly corner of this tract, and being approximately North 46 degrees 40 minutes 15 seconds West 50.6 feet from a fence corner post;

THENCE, with the Northwestery right-of-way line of F.M. 2104 the following three (3) courses:

- 1) South 46 degrees 40 minutes 15 seconds West 143.08 feet to a 1/2-inch iron rod set;
- 2) South 35 degrees 21 minutes 45 seconds West 101.98 feet to a 1/2-inch iron rod set;
- 3) South 46 degrees 40 minutes 15 seconds West 134.06 feet to the place of beginning, in all containing 1.147 Acres of land, more or less.

②

NOTICE OF TRUSTEE'S SALE

On December 5, 2019, Christopher Wiseman and Crystal Wiseman signed a Real Estate Lien Note for \$49,200.00, payable to the order of Chance Rady which is secured by Deed of Trust of record in Document #201919275, Official Public Records of Bastrop County, Texas, against the following property:

BEING 2.016 acres, more or less, out of Lot Four Hundred Eighty Four-A (484-A), HIDDEN OAKS, SECTION TWO (2), a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet #2, Page 211-A, Plat Records of Bastrop County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference, together with a certain Elliott Manufactured Homes, Inc., manufactured home, model Solitaire, Label/Seal No. TRA0202656/7, Serial No. EMHOK12598A/B, located on this real property.

The Note has been accelerated to maturity by reason of a default in the payment thereof, and the Owner of the Note has instructed the Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Trustee, hereby gives notice that he, as such Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 7<sup>th</sup> day of December, 2021, 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: October 21, 2021.



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

**FILED**

**OCT 21 2021**

Rose Pietsch  
Bastrop County Clerk

3:15 pm

EXHIBIT "A"

FIELD NOTES FOR LOT NO. 484-A, A 2.016 ACRE TRACT OUT OF LOT NO. 484, HIDDEN OAKS, SECTION 2, BASTROP COUNTY, TEXAS.

Being a 2.016 acre tract, lot or parcel of land out of and being a part of the GEORGE H. STOVALL SURVEY, in Bastrop County, Texas, and being a part of Lot No. 484 of Hidden Oaks, Section 2, a subdivision of a 310.892 acre tract in said survey as recorded in Plat Cab. 2, Page 211 A&B, Bastrop County Plat Records. Herein described 2.016 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south line of Hickory Lane, a 60 foot roadway in said subdivision, the northwest corner of Lot No. 484, the northeast corner of Lot No. 483, for the northwest corner of this tract.

THENCE with the south line of Hickory Lane, the north line of Lot No. 484, S 59 deg. 50' 04" E, 240.00 feet to an iron rod found at the beginning of a curve to the right;

THENCE with the said curve to the right whose radius is 70.00 feet; whose long chord bears S 14 deg. 50' 64" E, 98.99 feet; 109.96 feet along an arc to an iron rod found at the end of said curve.

THENCE with the west line of Hickory Lane, the said 60 foot roadway, the east line of Lot No. 484, S 30 deg. 09' 56" N, 210.72 feet to an iron rod set for the southeast corner of this tract.

THENCE crossing said lot, N 59 deg. 50' 04" W, 310.00 feet to an iron rod set in the west line of Lot No. 484, the east line of Lot No. 483, for the southwest corner of this tract.

THENCE with the west line of Lot 484, the east line of Lot No. 483, N 30 deg. 12' 33" E, 386.72 feet to the POINT OF BEGINNING containing 2.016 acres of land.

**Notice of Substitute Trustee's Sale**

3

Date: **November 2, 2021**  
Substitute Trustee: **LETICIA RIOS**  
Substitute Trustee's Address: **2211 Hancock Dr.  
Austin, Texas 78758**  
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited  
partnership**  
Note: **ONE HUNDRED FORTY-SIX THOUSAND TWO HUNDRED AND  
NO/100THS DOLLARS (\$146,200.00)**

**Deed of Trust**

Date: **June 13, 2019**  
Grantor: **VERONICA GONZALEZ and husband GERMAN JOSUE GONZALEZ**  
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated June 13, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership to VERONICA GONZALEZ and husband GERMAN JOSUE GONZALEZ, recorded under Clerk's Document No. 201909070 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from VERONICA GONZALEZ and husband GERMAN JOSUE GONZALEZ, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201909071 Official Records, Bastrop County, Texas.**

Property: **(including any improvements), All of Lot 13, Block G, SANTA FE SUBDIVISION PHASE 1, Bastrop County, Texas, according to the map recorded under Cabinet #6, Pages 163A-164A, in the Map Records of Bastrop County, Texas.**

County: **Bastrop**  
Date of Sale (first Tuesday of month): **December 7, 2021**  
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.**

LETICIA RIOS 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.

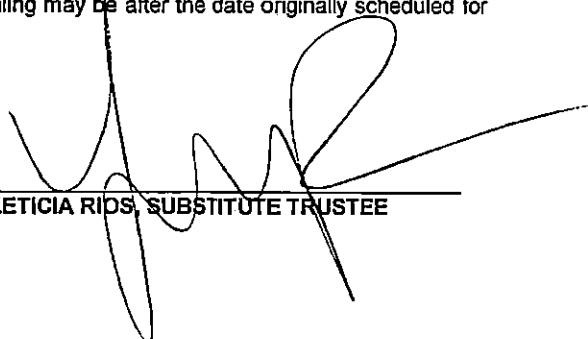
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. 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.

**FILED**

**NOV 02 2021**

**Rose Pletsch  
Bastrop County Clerk**

**10:33 Am**

  
LETICIA RIOS, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

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Date: November 2, 2021
Substitute Trustee: Leticia Rios
Substitute Trustee's Address: 2211 Hancock Dr. Austin, Texas 78758
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: SANDRA FLORES, 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 to SANDRA FLORES, a married person, recorded under Clerk's Document No. 202004861 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from SANDRA FLORES, a married person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202004862 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 16, Block B, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according in 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): December 7, 2021
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.

LETICIA RIOS 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.

[Handwritten signature of Leticia Rios]
LETICIA RIOS, SUBSTITUTE TRUSTEE

FILED
NOV 02 2021 2:07 pm
Rose Pletsch
Bastrop County Clerk
Notice of Substitute Trustee's Sale

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STATE OF TEXAS  
COUNTY OF BASTROP

20071030

NOTICE OF FORECLOSURE SALE

Deed of Trust ("Deed of Trust")

Dated: October 30, 2007

Grantor(s): Diana Lynn Wade

Trustee: Michael H. Patterson

Lender: Mortgage Electronic Registration Systems, Inc. as nominee for AmeriCare Investment Group, Inc. dba Premier Capital Lending

Recorded in: Document 2007222558 of the Real Property Records of Travis County, Texas

Secures: Note ("Note") in the original principal amount of \$116,082.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Limosa, LLC ("Beneficiary")

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

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.  
3418 Highway 6 South, Suite B#345  
Houston, TX 77082

Mortgage Servicer: SN Servicing Corporation

Mortgage Servicer's Address: 323 5<sup>th</sup> Street, Eureka, CA 95501

10:26am  
FILED  
NOV 10 2021  
Rose Pietsch  
Bastrop County Clerk



**Foreclosure Sale:**

**Date:** Tuesday, December 7, 2021

**Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00pm - 4:00pm local time.

**Place:** The area under the rear portico of the courthouse located on the west side of courthouse immediately south of and slightly east of 11<sup>th</sup> & San Antonio Street, referred to as the Sallyport or as designated by the County Commissioner's Office.

**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 Limosa, LLC'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, Limosa, LLC, 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 Limosa, LLC'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.

SN Servicing Corporation is representing Limosa, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Limosa, LLC and SN Servicing Corporation are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

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. 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. 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 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 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Angela Zavala  
Substitute Trustee

**Exhibit A: Property Description:**

LOT 41, BLOCK B, WEBBERWOOD RIDGE SECTION THREE, A SUBDIVISION IN TRAVIS AND BASTROP COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 100, PAGE 109, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CABINET J, PAGE 80B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

TOGETHER WITH THE MAUNUFACTURED HOUSING UNIT DESCRIBED AS FOLLOWS WHICH SHALL BE A PART OF THE REAL PROPERTY:

MAKE: CAVCO INDUSTRIES

MODEL: CLV2840A

YEAR: 2001

SERIAL NUMBER(S): CAVNMB002302X/U

WIDTH & LENGTH: 27 X 40

COMMONLY KNOWN AS 21416 WEBBER OAKS COVE, ELGIN, TEXAS 78621

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THE STATE OF TEXAS** \*

**COUNTY OF BASTROP** \*

**Date:** November 11, 2021

**Deed of Trust:**

**Date:** November 9, 2020  
**Grantor:** Librado Mondragon Osorio  
**Beneficiary:** Tres Zorros, LLC  
**Recorded in:** Clerk's Document #202020643, Official Public Records, Bastrop County, Texas

**Transfer of Lien:**

**Date:** May 19, 2021  
**Transferor:** Tres Zorros, LLC  
**Transferee:** Perpetuate Capital Fixed Income Fund I, LP  
**Recorded in:** Clerk's Document #202110988, Official Public Records, Bastrop County, Texas

**Property:** Being a 17.281 acre tract or parcel of land known as Tract C and being a part of the Joshua Gray Survey, A-187 of Bastrop County Texas and more fully described in Exhibit A attached to the Deed of Trust recorded in Clerk's Document #202020643.

**Date of Sale:** December 7, 2021

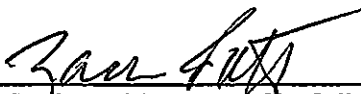
**Time of Sale:** The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

**Place of sale of Property:** Bastrop County Courthouse  
803 Pine Street, Bastrop, Bastrop County, Texas 78602

**Designated Area:** The North side entrance to the Courthouse, more particularly described above or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

**Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.**

**The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**

  
\_\_\_\_\_  
**Substitute Trustee – Zach Potts, Dean Murphy,  
Gordon Murphy, or Savannah Galle**

**For more information:**

**P.O. Box 1249  
San Marcos, Texas 78667-1249  
512-396-5115**

10:49am  
**FILED**  
**NOV 12 2021**  
Rose Pietsch  
Bastrop County Clerk

7

**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: October 6, 1983  
Grantor(s): Jacquelin Sutton  
Original Mortgagee: Farmers Home Administration, United States Department of Agriculture  
Original Principal: \$34,500.00  
Recording Information: Book 200, Page 314 – Instrument Number 6922  
Property County: Bastrop  
Property: Being Lots Seven (7) and Sixteen (16), Block Four (4), Section One (1), Lake Bastrop Acres Subdivision, Bastrop County, Texas; as shown on the plat recorded in Plat Cabinet #1, Page 35-B, Plat Records of Bastrop County, Texas; and being the same property described in the deed from Frank and Jennie Ingrando to Howard R. Preston dated December 14, 1968 and filed and recorded in Volume 184, Page 57, Deed Records of Bastrop County Texas; and being the same property described in the deed from Howard R. Preston to David L. Meyer dated October 4th, 1983 and filed for record in the office of the County Clerk of Bastrop County, Texas on October 6th, 1983 under clerk's file No. 6921.  
Property Address: 128 Mockingbird Hill  
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: United States Department of Agriculture, Rural Housing Service  
Mortgage Servicer: USDA Rural Development  
Mortgage Servicer Address: 4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120

10:19am  
FILED  
NOV 15 2021  
Rose Pietsch  
Bastrop County Clerk

**SALE INFORMATION:**

Date of Sale: December 7, 2021  
Time of Sale: 10:00 am or within three hours thereafter.  
Place of Sale: The north door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, TX or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Sharlet Watts, Angela Zavala, Michelle Jones, or Richard Zavala, Jr., any to act

Substitute           **5501 East LBJ Frwy, Ste. 925**  
Trustee Address: **Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sharlet Watts, Angela Zavala, Michelle Jones, or Richard Zavala, Jr., any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Sharlet Watts, Angela Zavala, Michelle Jones, or Richard Zavala, Jr., 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

# Notice of Trustee's Sale

Date: November 15, 2021

Trustee: Clay E. Morgan

Original Lender: 21 – Cedar Creek, LLC, a Texas limited liability company

Assigned to: ACGP I, LLC, a Texas limited liability company, dba SOLUNA LAND

Note: Real Estate Lien Note dated 7/19/2017, in the original principal amount of \$59,400.00, executed by Borrower and made payable to the order of Lender. Assigned to ACGP I, LLC, a Texas limited liability company 4/1/2021 and recorded in Document No. 202106581, Official Public Records of Bastrop County, Texas.

Deed of Trust: Deed of Trust dated 7/19/2017, executed by Juan A. Garcia Lopez & Elizabeth Moran-Carbajal to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201710890 of the Official Public Records of Bastrop County, Texas. Assigned to ACGP I, LLC, a Texas limited liability company 4/1/2021 and recorded in Document No. 202106581, Official Public Records of Bastrop County, Texas.

Property: Lot 15, Block C, Cedar Creek Estates, Bastrop County, Texas

Date of Sale (first Tuesday of month): December 7, 2021

Time of Sale: 10:00 a.m. to 1:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

**FILED**

NOV 15 2021

Rose Pietsch  
Bastrop County Clerk

3:14pm

# Notice of Trustee's Sale

Date: November 15, 2021

Trustee: Clay E. Morgan

Original Lender: Rio Vista Ranch, LLC, a Texas limited liability company

Assigned to: ACGP I, LLC, a Texas limited liability company, dba SOLUNA LAND

Note: Real Estate Lien Note dated 5/6/2016, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender. Assigned to ACGP I, LLC, a Texas limited liability company 4/1/2021 and recorded in Document No. 202106573, Official Public Records of Bastrop County, Texas.

Deed of Trust: Deed of Trust dated 5/6/2016, executed by Janie A. Reyes to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201606603 of the Official Public Records of Bastrop County, Texas. Assigned to ACGP I, LLC, a Texas limited liability company 4/1/2021 and recorded in Document No. 202106574, Official Public Records of Bastrop County, Texas.

Property: Lot 5, Block E, Rio Vista Ranch, Sec. 4, Bastrop County, Texas

Date of Sale (first Tuesday of month): December 7, 2021

Time of Sale: 10:00 a.m. to 1:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

**FILED**

NOV 15 2021 3:14pm

Rose Pietsch  
Bastrop County Clerk



10

**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: 12/07/2021

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 04/06/2017 and recorded in the real property records of Bastrop County, TX and is recorded under Clerk's File/Instrument Number, with Sharisalyn Wall (grantor(s)) and Mortgage Electronic Registration Systems Inc as a 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.

8:31am  
FILED  
NOV 16 2021  
Rose Pietsoh  
Bastrop County Clerk



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



**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 Fayette

Before me, the undersigned authority, on this day personally appeared Ebbie Murphy, 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 15<sup>th</sup> day of November, 2021.

Nawal Williams State of Texas  
NOTARY PUBLIC in and for

Fayette COUNTY  
My commission expires: 3-30-2025  
Print Name of Notary:  
Nawal Williams

**CERTIFICATE OF POSTING**

My name is Ebbie Murphy, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on NOV. 16<sup>th</sup> 2021 I filed at the office of the Bastrop County Clerk and caused to be posted at the Bastrop County courthouse this notice of sale.

Ebbie Murphy  
Declarants Name: \_\_\_\_\_  
Date: 11/16/21