

Foreclosure Notices February 1, 2022

1. Graf, Urban Lawrence Jr.
2. Vasquez Patricio C. Sr. + Vasquez Laura L.
3. Terrazas Celestino Hernandez + Hernandez
Gabriela Paz
4. Miller Paul
5. Lopez Juana
6. Lopez Juana
7. Gutierrez Blanca Gisela Navarro
8. Itzep Andres Celestino
9. Esquivias Norberta Yesenia
10. PineStone Ventures, LLC
11. Valadez, Alvaro Rodriguez

Foreclosure Notices February 1, 2022

12. Ramos, Yarisell Gonzalez

13. Alonso, Manuel A. Vidal & Escalona, Nelsy Garcia

14. Miller, Paul

15. Castille, Sunny Rose

1

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: BEING LOT NUMBER 27, BLOCK NUMBER 5, BLUEBONNET ACRES, SECTION ONE, BASTROP COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN CORRECTED PLAT CABINET 1, PAGE 26B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/10/2017 and recorded in Document 201717204 real property records of Bastrop County, Texas.

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

Date: 02/01/2022

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by URBAN LAWRENCE GRAF JR., provides that it secures the payment of the indebtedness in the original principal amount of \$702,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Finance of America Reverse, LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED

NOV 23 2021

3:08 P.M.

Rose Pietsch
Bastrop County Clerk

VASQUEZ SR, PATRICIO
1342 UPPER ELGIN RIVER ROAD, ELGIN, TX 78621

FHA 514-1601490-703-203B
Firm File Number: 21-037204

2

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 13, 2018, PATRICIO C. VASQUEZ, SR. AND LAURA L. VASQUEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING 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 201803535, 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, February 1, 2022 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 in the area designated by the Commissioners' Court, of Bastrop 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 14, BLOCK C; ESTATES AT WILBARGER CREEK SECTION ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO.2, PAGE 23313, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Property Address:

1342 UPPER ELGIN RIVER ROAD
ELGIN, TX 78621

Mortgagee:

BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING
11001 LAKELINE BLVD.
NO. 325
AUSTIN, TX 78717

Angela Zavala

SUBSTITUTE TRUSTEE

John Latham, Michael Latham, Wendy Alexander, Chris LaFond, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr

c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040
(713) 462-2565

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.

9:09am

FILED

DEC 02 2021

Rose Pietson
Bastrop County Clerk

842 POPE BEND N
CEDAR CREEK, TX 78612

0000009349515

3

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: February 01, 2022

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

Place: THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 23, 2018 and recorded in Document CLERK'S FILE NO. 201804344 real property records of BASTROP County, Texas, with CELESTINO HERNANDEZ TERRAZAS AND GABRIELLA PAZ HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CELESTINO HERNANDEZ TERRAZAS AND GABRIELLA PAZ HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$181,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

10:20 AM

FILED

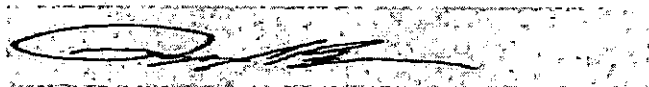
DEC 13 2021

Rose Pietsoh
Bastrop County Clerk



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, VIOLET NUNEZ, BEATRIZ SANCHEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, DAVID ACKEL, SARA EDGINGTON, JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM, OR BRETT ADAMS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: _____

Date: _____

842 POPE BEND N
CEDAR CREEK, TX 78612

0000009349515

0000009349515

BASTROP



LOT 19, POPE BEND RIVER ESTATES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 6, PAGE 38B, AND REPLATTED IN PLAT CABINET NO. 6, PAGE 52A, PLAT RECORDS OF BASTROP COUNTY, TEXAS

4

NOTICE OF TRUSTEE'S SALE

DATE: December 21, 2021

NOTE 1: Promissory Note described as follows:

Date: July 22, 2021

Maker: Paul Miller

Payee: David Freeman and Shelly Marie Scamardo

Original Principal Amount: Three Hundred Twenty Five Thousand and No Dollars (\$325,000.00)

NOTE 2: Promissory Note described as follows:

Date: March 18, 2021

Maker: Paul Miller

Payee: James Edward Kellar

Original Principal Amount: Three Hundred Twenty Five Thousand and No Dollars (\$445,000.00)

DEED OF TRUST: Deed of Trust described as follows:

Date: July 22, 2021

Grantor: Paul Miller

Trustee: Joe Grady Tuck

Beneficiary: David Freeman and Shelly Marie Scamardo

Recorded: Document No. 202105251, Official Public Records of Bastrop County, Texas

LENDER: David Freeman and Shelly Marie Scamardo

BORROWER: Paul Miller

PROPERTY: The real property described as follows:

That one certain tract of land containing 47.725 acres out of the A. Graham Survey, Bastrop County, Texas being that same property conveyed as 67.215 acres from Marilyn Y. Kellar to Willie Edward Kellar in Special Warranty Deed dated February 7, 1994 recorded in the deed Records of Bastrop County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

February 1, 2021, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

FILED 10:12 AM

DEC 21 2021

Rose Pietsch
Bastrop County Clerk

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately next to where the Notice was posted.

NOTICE

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

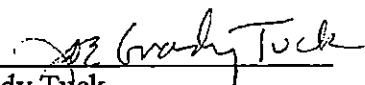
RECITALS

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

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

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

EXECUTED as of the 21st day of December, 2021



Joe Grady Tuck
Trustee

5

Notice of Trustee's Sale

Date: January 4, 2022
Trustee: TRACY MANCINELLI
Trustee's Address: 2211 Hancock Dr.
Austin, Texas 78758
Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership
Note: EIGHTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$86,500.00)
Deed of Trust

Date: May 11, 2020
Grantor: Juana López, a single person
Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated May 11, 2020, executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership to Juana Lopez, a single person, recorded under Clerk's Document No. 202009501 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from Juana Lopez, a single person, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202009502 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 14, Block A, THE ESTATES AT CARTER'S GROVE, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page 16A, Plat Records of Bastrop County, Texas.

County: Bastrop
Date of Sale (first Tuesday of month): February 1, 2022
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.

TRACY MANCINELLI is 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. 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.


TRACY MANCINELLI, TRUSTEE

3:38 PM
FILED
JANO 4 2022
Krista Bartsch
Bastrop County Clerk

6

Notice of Trustee's Sale

Date: January 4, 2022
Trustee: TRACY MANCINELLI
Trustee's Address: 2211 Hancock Dr.
Austin, Texas 78758
Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership
Note: EIGHTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$86,500.00)

Deed of Trust

Date: April 1, 2020
Grantor: Juana Lopez, a single person
Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership

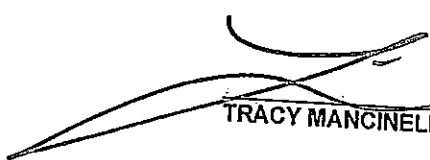
Recording information: A Special Warranty Deed with Vendor's Lien dated April 1, 2020, executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership to Juana Lopez, a single person, recorded under Clerk's Document No. 202006277 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from Juana Lopez, a single person, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202006278 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 13, Block A, THE ESTATES AT CARTER'S GROVE, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page 16A, Plat Records of Bastrop County, Texas.

County: Bastrop
Date of Sale (first Tuesday of month): February 1, 2022
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.

~~TRACY MANCINELLI is 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, 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.


TRACY MANCINELLI, TRUSTEE

3:35pm
FILED
JAN 04 2022
Krista Bartsch
Bastrop County Clerk

7

Notice of Substitute Trustee's Sale

Date: January 4, 2022
Substitute Trustee: TRACY MANCINELLI
Substitute Trustee's Address: 2211 Hancock Dr.
Austin, Texas 78758
Lender: CENTEX LOS SENDEROS L.P., a Texas limited partnership
Note: ONE HUNDRED SEVEN THOUSAND AND NO/100THS
DOLLARS (\$107,000.00)

Deed of Trust

Date: February 28, 2020
Grantor: Blanca Gisela Navarro Gutierrez, 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 Blanca Gisela Navarro Gutierrez, a married person, recorded under Clerk's Document No. 202004685 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from Blanca Gisela Navarro Gutierrez, a married person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202004686 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 24, 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): February 1, 2022
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.

~~TRACY MANCINELLI 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.

3:38pm

FILED

JAN 04 2022

Krista Bartsch

Bastrop County Clerk

Tracy Mancinelli, SUBSTITUTE TRUSTEE

FL

Notice of Substitute Trustee's Sale

Date: **January 4, 2022**
Substitute Trustee: **TRACY MANCINELLI**
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: **April 9, 2020**
Grantor: **Andres Celestino Itzep, a married person and Juan Nicolas Itzep, a
single person**
Lender: **CENTEX LOS SENDEROS L.P., a Texas limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated April 9, 2020, executed by CENTEX LOS SENDEROS L.P., a Texas limited partnership to Andres Celestino Itzep, a married person and Juan Nicolas Itzep, a single person, recorded under Clerk's Document No. 202006548 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from Andres Celestino Itzep, a married person and Juan Nicolas Itzep, a single person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202006549 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 2, Block J, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according 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): **February 1, 2022**
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.**

TRACY MANCINELLI 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.

3:38pm

FILED

JAN 04 2022

**Krista Bartsch
Bastrop County Clerk**


Tracy Mancinelli, SUBSTITUTED TRUSTEE

9

Notice of Substitute Trustee's Sale

Date: **January 4, 2022**
Substitute Trustee: **TRACY MANCINELLI**
Substitute Trustee's Address: **2211 Hancock Dr.
Austin, Texas 78758**
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited
partnership**
Note: **SIXTY-SEVEN THOUSAND SEVEN HUNDRED AND
NO/100THS DOLLARS (\$67,700.00)**

Deed of Trust

Date: **July 10, 2019**
Grantor: **Norberta Yesenia Esquivias, a single person**
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 Norberta Yesenia Esquivias, a single person, recorded under Clerk's Document No. 201910479 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from Norberta Yesenia Esquivias, a single person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201910480 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 18, Block A, 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): **February 1, 2022**
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.**

TRACY MANCINELLI 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.

3:38 PM

FILED

JAN 04 2022

Krista Bartsch

Bastrop County Clerk



TRACY MANCINELLI, SUBSTITUTE TRUSTEE

NOTICE OF TRUSTEE'S SALE

10

DATE: January 4, 2022

DEED OF TRUST

Date: June 22, 2021

Grantor: PINESTONE VENTURES, LLC

Beneficiary: PFGC, INC.

Trustee: ROBERT E. BLACK

Recorded in: Document No. 202113119, Real Property Records, Travis County, Texas

PROPERTY:

Six tracts of land, comprising 32.571 acres, 13.695 acres, 72.487 acres, 26.440 acres, 33.226 acres and 9.261 acres, more or less, out of Tahitian Village Subdivision, Units 2 and 4, Bastrop County, Texas, being more particularly described in Deed of Trust recorded in Document No. 202113119, Official Public Records, Travis County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: July 22, 2021

Original Principal Amount: \$2,300,000.00

Holder: PFGC, INC.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00 P.M.): 1st day of February, 2022.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Travis County, Austin, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 11:00 A.M., provided the sale must begin at such time or not later than three hours after that time.

FILED 1:48 PM
JAN 05 2022
Krista Bartsch
Bastrop County Clerk

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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

Robert E. Black

ROBERT E. BLACK
2499 S. Capital of Texas Hwy., A-205
Austin, Texas 78746
512-477-1964
Attorneyreb@yahoo.com

Notice of Trustee's Sale

11

Date: January 5, 2022

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 8/19/2021, in the original principal amount of \$96,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 8/19/2021, executed by Alvaro Rodriguez Valadez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202119609 of the Official Public Records of Bastrop County, Texas

Property: Lot 24, Block D, Twin Creeks, Bastrop County, Texas

Date of Sale (first Tuesday of month): February 1, 2022


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

JAN 05 2022

Krista Bartsch

Bastrop County Clerk

3:06 pm

Notice of Trustee's Sale

12

Date: January 5, 2022

Trustee: Clay E. Morgan

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

Current Lender: ACGP I, LLC, a Texas limited liability company

Note: Real Estate Lien Note dated 7/6/2017, in the original principal amount of \$118,800.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 7/6/2017, executed by Yarisell Gonzalez Ramos to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201710864 of the Official Public Records of Bastrop County, Texas. Assigned to ACGP I, LLC, a Texas limited liability company, April 1, 2021 and recorded in Document Number 202106582 of the Official Public Records of Bastrop County, Texas.

Property: Lots 14 and 15, Block A, Cedar Creek Estates, Bastrop County, Texas

Date of Sale (first Tuesday of month): February 1, 2022

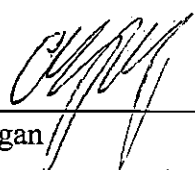
Time of Sale: 10:00 a.m. to 1:00 p.m., local time

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
JAN 05 2022
Krista Bartsch
Bastrop County Clerk
3:06 pm

Notice of Trustee's Sale

13

Date: January 5, 2022

Trustee: Clay E. Morgan

Lender: AV Estates, LLC

Note: Real Estate Lien Note dated 7/15/2020, in the original principal amount of \$69,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 7/15/2020, executed by Manuel A. Vidal Alonso and Nelsy Garcia Escalona to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202011896 of the Official Public Records of Bastrop County, Texas

Property: Lot 46, Block B, Arroyo Vista, Bastrop County, Texas

Date of Sale (first Tuesday of month): February 1, 2022

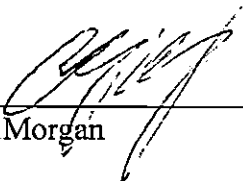
Time of Sale: 10:00 a.m. to 1:00 p.m., local time

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
JAN 05 2022
Krista Bartsch
Bastrop County Clerk
3:06 pm

(14)

AMENDED NOTICE OF TRUSTEE'S SALE

*** The Original Notice of Trustee Sale filed with Bastrop County Clerk on December 21, 2021 had a typographical error listing the date and time of the sales as February 1, 2021 and the correct date is February 1, 2022.**

DATE: January 7, 2022

NOTE 1: Promissory Note described as follows:

Date: July 22, 2021

Maker: Paul Miller

Payee: David Freeman and Shelly Marie Scamardo

Original Principal Amount: Three Hundred Twenty Five Thousand and No Dollars (\$325,000.00)

NOTE 2: Promissory Note described as follows:

Date: March 18, 2021

Maker: Paul Miller

Payee: James Edward Kellar

Original Principal Amount: Three Hundred Twenty Five Thousand and No Dollars (\$445,000.00)

DEED OF TRUST: Deed of Trust described as follows:

Date: July 22, 2021

Grantor: Paul Miller

Trustee: Joe Grady Tuck

Beneficiary: David Freeman and Shelly Marie Scamardo

Recorded: Document No. 202105251, Official Public Records of Bastrop County, Texas

LENDER: David Freeman and Shelly Marie Scamardo

BORROWER: Paul Miller

PROPERTY: The real property described as follows:

That one certain tract of land containing 47.725 acres out of the A. Graham Survey, Bastrop County, Texas being that same property conveyed as 67.215 acres from Marilyn Y. Kellar to Willie Edward Kellar in Special Warranty Deed dated February 7, 1994 recorded in the deed Records of Bastrop County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

FILED

JAN 07 2022

Krista Bartsch
Bastrop County Clerk

2:38 pm

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

February 1, 2022, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately next to where the Notice was posted.

NOTICE

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

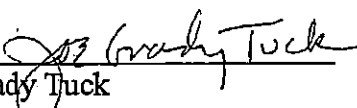
RECITALS

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

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

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

EXECUTED as of the 7th day of January, 2022



Joe Grady Tuck
Trustee

169 CEDAR CREEK CIRCLE
CEDAR CREEK, TX 78612

0000007800816

15

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: February 01, 2022

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

Place: THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 01, 2007 and recorded in Document CLERK'S FILE NO. 200703428 real property records of BASTROP County, Texas, with SUNNY ROSE CASTILLE, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SUNNY ROSE CASTILLE, securing the payment of the indebtednesses in the original principal amount of \$66,257.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806

FILED

JAN 10 2022

**Krista Bartsch
Bastrop County Clerk**

11:26 Am



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE, EBBIE MURPHY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, OR ELIZABETH ANDERSON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: _____

Date: _____

169 CEDAR CREEK CIRCLE
CEDAR CREEK, TX 78612

0000007800816

0000007800816

BASTROP



LOT 72, TURNER ESTATES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 2, PAGE 274A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.