

Foreclosure Notices November 2, 2021

1. Ramsey Lorchonda

Simms, Ernestine A aka Ernestine A Lea,

2. & Simms, Michael

3. Snyder Bret + Beal Marcie

4. Dear Michael S.

5. Nolen, James & Nolen Julia

6. Lopez, Juana

7. Ramirez, Jesika Lizeth

8. Garcia, Manuel Francisco

9. Sauceda, Jose

10 Oualid Hasna

①

111 GONZALES ST
PAIGE, TX 78659

00000008581217

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: November 02, 2021

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 04, 2016 and recorded in Document CLERK'S FILE NO. 201602659 real property records of BASTROP County, Texas, with LORHONDA RAMSEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LORHONDA RAMSEY, securing the payment of the indebtednesses in the original principal amount of \$92,970.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

FILED

AUG 26 2021

Rose Pietsoh
Bastrop County Clerk

11:20am



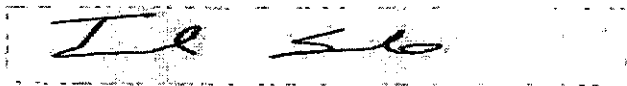
NTSS00000008581217

111 GONZALES ST
PAIGE, TX 78659

00000008581217

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.



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: _____

111 GONZALES ST
PAIGE, TX 78659

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BASTROP



LOTS 6 AND 7, BLOCK 21, IN THE TOWN OF PAIGE, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 1, PAGE 2A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

2

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 11/02/2021

Time: The sale will begin at 01:00 PM or not later than three hours after that time

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

Property Address: 2214 Pecan Street, Bastrop, TX 78602

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/17/2003 and recorded 11/24/2003 in Book V 1388 Page 759 Document 200319617, real property records of Bastrop County, Texas, with **Ernestine A. Simms aka Ernestine A. Lea and Michael Simms** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as Trustee for **MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE2** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Ernestine A. Simms aka Ernestine A. Lea and Michael Simms**, securing the payment of the indebtedness in the original principal amount of **\$87,550.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as Trustee for **MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE2** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

FIELD NOTES FOR A 0.202 ACRE TRACT OUT OF FARM LOT NO. 7, EAST OF MAIN STREET IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. BEING a 0.202 acre tract or parcel of land out of and being a part of Farm Lot No 7, East of Main Street in the City of Bastrop, Bastrop County, Texas, according to the map or plat of said city as recorded In Plat Cabinet 1, Page 23A, Bastrop County Plat Records and being all of that certain tract said to contain 0.202 acres being described in a deed from Ernestine A. Simms, et vir, to Michael Simms, dated March 5, 1998, recorded In Volume 897, Page 751, Bastrop County Deed Records Said tract being a part of that certain 55 foot by 333 foot strip described in a deed from Melvin Arnold, et ux, to Earline Simms and wife, Lula Bell Simms, recorded in Volume 138, Page 39, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows: **BEGINNING** at the northeast corner of said Farm Lot No. 7, a 1/2 Inch Iron rod found at the Intersection of the west line of Pecan Street, with the south line of Magnolia Street, for the northeast corner of this tract. **THENCE** with the west line of Pecan Street and east line of Farm Lot No. 7, S 00 deg 08 min 29 sec W, 55.07 feet to a 1/2 inch Iron rod found at the northeast corner of that certain 56 foot by 333 foot strip described in a deed from Melvin Arnold, et ux, to Winnie Brooks, recorded in Volume 144, Page 230, Bastrop County Deed Records, for the southeast corner of this tract. **THENCE** with the north line of the Winnie Brooks 56 foot strip, N 89 deg. 58 min. 28 sec. W, 159.87 feet to a 1/2 inch Iron rod found at a fence corner, the southeast corner of that certain lot or parcel described In a deed from Earline Simms, et ux, to Delois Sims Taylor, recorded In Volume 197, Page 217, Bastrop County Deed Records, for the southwest corner of this tract. **THENCE** with the east line of the Taylor lot, N 00 deg. 06 min. 52 sec. W, 54.75 feet to the northeast corner of same, a 1/2 inch Iron rod found in the south line of Magnolia Street and north line of Farm Lot No. 7, for the northwest corner of this tract. **THENCE** with the south line of Magnolia Street and north line of Farm Lot No. 7, N 89 deg 54 min 38 sec E, 160.11 feet to the **POINT OF BEGINNING**, containing 0.202 acres of land.

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

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506


TS No.: 2019-01933-TX
18-000331-673

Notice of [Substitute] Trustee Sale

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

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

Date: September 9, 2021



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

Certificate of Posting

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

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NOTICE OF SUBSTITUTE TRUSTEE SALE

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: 11/2/2021 **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.

Sharlet Watts
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,
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

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

service to the sender of this notice immediately.

FILED

SEP 16 2021

Rose Pietsch
Bastrop County Clerk

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

11:34 AM

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 Northwestern 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 Northwesterly 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 Northwestern 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 Northwestern 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.

COPY

4

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 25, 2012, executed by MICHAEL S. DEAR, A SINGLE PERSON ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 201202688, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr., whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, November 2, 2021**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2011 CMH Red Carpet Manufactured Home, Serial No. CBH022896TX.

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

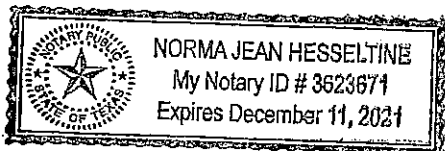
EXECUTED this 16 day of September, 2021.

K Littlefield

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 16 day of September, 2021, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

FILED
SEP 21 2021
Rose Pietsch
Bastrop County Clerk

EXHIBIT "A"

STAR SURVEYING
231 LAKESIDE Dr.
Bastrop, Texas 78802
PH (512) 308-0090
CELL (512) 332-0398

Field Notes
10.355 ACRES

FIELD NOTES FOR 10.355 ACRES WITHIN THE ELIZABETH REID SURVEY, ABSTRACT No. 293, BEING ALL OF TRACT 1 (CALLED 5.99 ACRES) AND TRACT 2 (CALLED 4.37 ACRES) AS CONVEYED FROM ISSAC MANNING, TO JEANIE OPFEL IN VOLUME 1766, PAGE 563, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AS SHOWN ON THE ATTACHED DRAWING AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING, at a called and found 3/8-Inch Iron rod at the southwest corner of 4.93 acres conveyed to Dorsey E. Williams and Dorothy M. Williams in Volume 353, Page 1, Official Records of Bastrop County, Texas, and being on the centerline of Sandy Loam Road (having a 50' width),

THENCE, S 89°33'16" W, 496.37 feet, with the said centerline of Sandy Loam Road to the intersection of the said centerline of Sandy Loam Road and the centerline of Barras Road (having a 50' width), which bears S 44°33'02" W, 35.35 feet from a set 1/2-inch iron rod with cap (marked "RPLS 5394") on the intersection of the north line of the said Sandy Loam Road and the east line of the said Barras Road,

THENCE, N 06°27'12" W, with the said centerline of Barras Road, passing the northwest corner of the said Tract 1 at 524.86 feet (which bears N 89°46' 56" W, 25.00 feet, from a called and found 3/8-inch iron rod), and continuing a further 241.55 feet, for a total distance of 766.41 feet to a point, at the northwest corner of the said Tract 2, being the northeast corner of 7.31 acres conveyed to Preston Rogers in Volume 298, Page 735, also for the southwest corner of 6.838 acres conveyed to Billie Opfel and Jeanie Opfel in Volume 1629, Page 54, both of the Official Records of Bastrop County, Texas, with said point bearing S 61°49'00" W, 28.24 feet, from a called and found 3/8-inch iron rod,

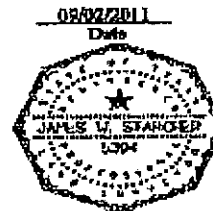
THENCE, N 61°49'00" E, with the south line of the said 6.838 acres conveyed to Billie Opfel and Jeanie Opfel, passing the said called and found 3/8-inch iron rod on the east line of the said Barras Road at 28.24 feet, and going a further 543.43 feet, for a total distance of 571.67 feet, to a called and found 3/8-inch iron rod (next to a small "happy" Buddha statue), on the west line of 48.62 acres conveyed to Ann Elizabeth Lindsey Conn in Volume 993, Page 318, Official Records of Bastrop County, Texas,

THENCE, S 00°10'49" W, at 514.49 feet, passing the southwest corner of the said 48.62 acres conveyed to Ann Elizabeth Lindsey Conn, also being the northwest corner of the said 4.93 acres conveyed to Dorsey E. Williams and Dorothy M. Williams, and continuing on the said S 00°10'49" W, with the west line of the said 4.93 acres conveyed to Dorsey E. Williams and Dorothy M. Williams passing the north line of the said Sandy Loam Road at a further 494.44 feet, and going an additional 25.00 feet, for a total distance of 1033.93 feet to the point of beginning, containing 10.355 acres more or less in Bastrop County, Texas.

With all bearing based upon a called N 61°49'00" E for the south line of the 6.838 acres described in Volume 1629, Page 54, Official Records of County, Texas.

I, James W. Starbuck, do hereby certify that this survey was made upon the ground under my direct supervision during August of 2011.


James W. Starbuck
Texas Registered Professional Land Surveyor No. 5394



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

5

Our File No. 21-01597

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF BASTROP

Deed of Trust Date:
April 8, 2019

Property address:
3709S HWY 304
ROSANKY, TX 78953

FILED
SEP 23 2021
Rose Pletsch
Bastrop County Clerk
8:23 AM

Grantor(s)/Mortgagor(s):
JAMES NOLEN AND JULIA NOLEN, HUSBAND AND
WIFE

LEGAL DESCRIPTION: 1.312 ACRES OF LAND, MORE OR LESS, OUT OF THE SAMUEL H. REID SURVEY, ABSTRACT NO. 289, BASTROP COUNTY, TEXAS; SAID 1.312 ACRE TRACT BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MAE A PART HREOF FOR ALL PURPOSES.
THE COMANY IS PROHIBITIED FROM INSUING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALULATIONS ARE CORRECT AND REFERENCES TO THE QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.
APN #: 20164

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS NOMNEE FOR NATIONS RELIABLE
LENDING, LLC

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: NOVEMBER 2, 2021

Property County: BASTROP

Original Trustee: MEWAEEL GHEBREMICHAEL

Recorded on: April 10, 2019
As Clerk's File No.: 201904960
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee: 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, MARINOSCI LAW
GROUP PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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 Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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, MARINOSCI LAW GROUP PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **NOVEMBER 2, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the **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 WAS POSTED.** as 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 was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE 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.

WITNESS MY HAND, September 22, 2021

MARINOSCI LAW GROUP, PC

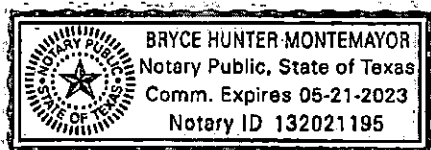
By: 
SAMMY HOODA
MANAGING ATTORNEY

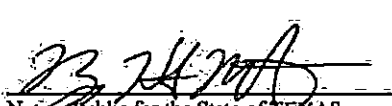
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor, the undersigned officer, on this, the 22 day of September 2021, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 5-21-2023

Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 21-01597

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

JAMES E. GARON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

1809 Chestnut Street, Bastrop, Texas 78602, Tel 512-303-4185 Fax 512-321-2107
2117 Western (Grain) Bldg. D-101, Austin, Texas 78744; Tel 512-702-8087

LEGAL DESCRIPTION: BEING 1.312 ACRES OF LAND LYING IN AND SITUATED OUT OF THE SAMUEL H. REID SURVEY, ABSTRACT 289 IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN, CALLED 1.50 ACRE TRACT CONVEYED TO JESSIE GELTIMEIER AND ANN HARMAN BY DEED RECORDED IN VOLUME 656, PAGE 388 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 1.312 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E GARON & ASSOCIATES IN MARCH, 1998:

BEGINNING at an iron rod set on the easterly right-of-way line of State Highway 304 for the northwest corner hereof and southwest corner of that certain 0.844 acre tract of land conveyed to Robert Speer and Lisa Speer by deed recorded in Volume 784, Page 551 of said deed records;

THENCE South $75^{\circ}15'59''$ East along the south line of said Speer tract, passing at a distance of 0.58 feet an iron rod found and continuing for a total distance of 295.21 feet to an iron rod found for the northeast corner hereof and southeast corner of said Speer tract;

THENCE along a fence line and westerly line of that certain 4.50 acre tract of land conveyed to Gary Eastorly by deed recorded in Volume 621, Page 366 of said deed records the following three (3) calls:

1. South $38^{\circ}6'32''$ West a distance of 84.09 feet to a fence post found;
2. South $38^{\circ}41'57''$ West a distance of 52.82 feet to a fence post found;
3. South $22^{\circ}32'32''$ West a distance of 40.54 feet to a fence post found for the southeast corner hereof and the northeast corner of that certain 4.00 acre tract conveyed to Lillian A. Grohman by deed recorded in Volume 147, Page 224 of said deed records;

COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

Exhibit A-1

Page 3 of 2

THENCE North 80°45'30" West a distance of 354.41 feet along a fence line for the north line of said Grohman tract and south line hereof to an iron rod set for the southwest corner hereof and lying on the curving easterly right-of-way line of said State Highway 304;

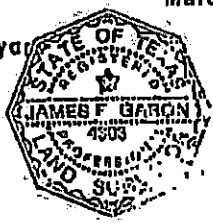
THENCE along said right-of-way line a distance of 181.04 feet along the arc of said curve to the left, having a radius of 3880.29 feet and a chord bearing North 44°53'12" East a distance of 181.02 feet to an iron rod set for point of tangency;

THENCE North 43°33'00" East a distance of 50.16 feet continuing along said right-of-way line to the POINT OF BEGINNING and containing 1.312 acres of land, more or less, and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
James E. Garon
Registered Professional Land Surveyor
Job #B172-98; lb: B83, pg. 68

March 20, 1998



COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

Exhibit A-2
page 2 of 2

FILED APR 03 1998
H. J. ...
Arlene Mitchell
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BASTROP
I hereby certify that this instrument
was FILED on the date and time stamped
hereon by me; and was duly RECORDED, in
the Volume and Page of the named
RECORDS of Bastrop County, Texas, as
Stamped hereon by me on
APR 15 1998
Arlene Mitchell
COUNTY CLERK
BASTROP COUNTY, TEXAS

Notice of Substitute Trustee's Sale

6

Date: October 5, 2021
Substitute Trustee: LETICIA RIOS
Substitute 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 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 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): November 2, 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 refileing may be after the date originally scheduled for this sale.

[Handwritten signature]
LETICIA RIOS, SUBSTITUTE TRUSTEE

FILED
OCT 05 2021
Rose Pietsch
Bastrop County Clerk
9:06 AM

Notice of Trustee's Sale

7

Date: October 5, 2021
Trustee: LETICIA RIOS
Trustee's Address: 2211 Hancock Dr. Austin, Texas 78756
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 26, 2021
Grantor: JESIKA LIZETH RAMIREZ, 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 26, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership to JESIKA LIZETH RAMIREZ, a single person recorded under Clerk's Document No. 202112130 Official Records, Bastrop County, Texas and being further secured by Deed of Trust of even date therewith JESIKA LIZETH RAMIREZ, a single person to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202112131 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 18, Block B, 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): November 2, 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 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.

LETICIA RIOS, TRUSTEE (with handwritten signature)

FILED
OCT 05 2021
Rose Pietsch
Bastrop County Clerk
9:06 AM

Notice of Trustee's Sale

8

Date: **October 5, 2021**

Trustee: **LETICIA RIOS**

Trustee's Address: **2211 Hancock Dr.
Austin, Texas 78756**

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: **May 27, 2021**

Grantor: **MANUEL FRANCISCO GARCIA, a married 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 to MANUEL FRANCISCO GARCIA, a married person recorded under Clerk's Document No. 202111907 Official Records, Bastrop County, Texas and being further secured by Deed of Trust of even date therewith MANUEL FRANCISCO GARCIA, a married person to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202111908 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 06, Block F, 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**

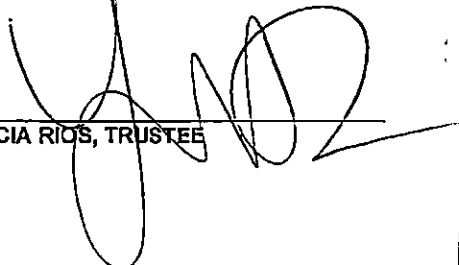
Date of Sale (first Tuesday of month): **November 2, 2021**

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 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 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.


LETICIA RIOS, TRUSTEE

FILED
OCT 05 2021
Rose Pietsch
Bastrop County Clerk
9:06 AM

Notice of Substitute Trustee's Sale

9

Date: October 5, 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 THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$100,200.00)

Deed of Trust

Date: October 23, 2019
Grantor: Jose Saucedo, 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 October 23, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership to Jose Saucedo, a married person, recorded under Clerk's Document No. 201916712 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith from Jose Saucedo, a married person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201916713 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 09, Block I, SANTA FE SUBDIVISION PHASE 2, Bastrop County, Texas, according to the map recorded in Volume 6, Pages 178-B, 179A and 179-B, in the Map Records of Bastrop County, Texas.

County: Bastrop
Date of Sale (first Tuesday of month): November 2, 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
OCT 05 2021
Rose Pietsch
Bastrop County Clerk
9:06 AM

10

Notice of Trustee's Sale

Date: October 11, 2021

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

Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: Wild Lions, LLC by transfer from Texas Capital Mortgage Corporation, a Texas corporation

Mortgagee's Address:
12102 Tanglewood Drive
Austin, Texas 78758
Travis County

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address: P. O. Box 15826
San Antonio, Texas 78212

Note: Note dated April 24, 2015 in the amount of \$54,000.00

Deed of Trust

Date: April 24, 2015

Grantor: Hasna Oualid

Mortgagee: Texas Capital Mortgage Corporation, a Texas corporation

Recording information: Document No. 201506195, Official Public Records of Bastrop County, Texas.

Property:

0.9700 acre, more or less, out of Abstract 178, Thomas Garretson Survey, City of Elgin, Bastrop County, Texas, (Volume 2312, Page 445 of the Official Public Records of Bastrop County, Texas) Tax Account No. R45259; also known as 206 Brown, Elgin, Texas 78621.

County: Bastrop County, Texas

Date of Sale (first Tuesday of month): November 2, 2021

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

Place of Sale: Area of the Bastrop County Courthouse as designated by the Bastrop County Commissioners Court

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,

FILED 10:10am

OCT 12 2021

Rose Pietsch
Bastrop County Clerk

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.

Mortgage Servicer has appointed Sharlet Watts or Angela Zavala or Richard Zavala Jr. or Michelle Jones or Randy as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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

Notice 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 sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Sharlet Watts or Angela Zavala or Richard Zavala Jr. or Michelle Jones or Randy

11

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 10, BLOCK 2, COLOVISTA COUNTRY CLUB, SECTION 5, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 3, PAGE 150A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

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

Date: November 2, 2021

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: BASTROP County, at the north door of the Bastrop County Courthouse 803 Pine Street, Bastrop, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. **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 amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 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

xxx996

10:18 am FILED

OCT 12 2021

Rose Pietsoh
Bastrop County Clerk

first sale of the day held by the trustee or any substitute trustee.

6. 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 sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Truman C. Rice ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated January 28, 2002 and executed by Debtor in the Original Principal Amount of \$200,000.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated January 28, 2002, designating Ron Harpole as the Original Trustee and is recorded in the office of the County Clerk of BASTROP County, Texas, under Volume 1200, Page 205, Instrument No. 200201682, of the Real Property Records of BASTROP County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

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

DATED 10/11/21



Sharlet Watts, ~~Angela Zavala~~, Richard Zavala, Jr., Michelle Jones,
Randy Jennings, Richard Anderson, Ray Vela or Cesar DeLaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees