

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Lampasas County Texas Home Equity Security Instrument

Date of Security Instrument: April 28, 2015
Amount: \$86,700.00
Grantor(s): JOSEPH PENN AND JACQUELINE G. PENN, ALSO
KNOWN AS JACQUELINE G. NORSWORTHY,
HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN
LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a
Quicken Loans Inc.
Original Trustee: TITLE SOURCE, INC
Mortgage Servicer and Address: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a
Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906
Recording Information: Recorded on 5/6/2015, as Instrument No. 159077 in Book 311
Page 00310 Lampasas County, Texas
Legal Description: BEING LOT TWENTY-ONE (21), BLOCK TWO (2),
ALLEN ESTATES, A SUBDIVISION IN LAMPASAS
COUNTY, TEXAS, ACCORDING TO THE PLAT OF
RECORD IN CABINET 1, SLIDE 92 PLAT RECORDS,
LAMPASAS COUNTY, TEXAS.
Date of Sale: 6/4/2024
Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Lampasas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Final Judgment was entered on 12/1/2023, under Cause No. 23024 in the 27th Judicial District Judicial District Court of Lampasas County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE MEGAN RANDLE, EBBIE MURPHY, ROBERT RANDLE, DYLAN RUIZ, AARTI PATEL, AMY ORTIZ, EVAN PRESS, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust

FILED
8:15 a.m. _____ p.m. o'clock

MAY 02 2024

By Rodman Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller



4816102


and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935. (713) 293-3618.

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 4/26/2024.

By: 
Casper J. Rankin, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

FILED

11:30 a.m. _____ p.m. o'clock

APR 30 2024

By Chadman Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

TS No.: 2023-01376-TX
24-000356-673

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: 06/04/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Lampasas County, Texas at the following location: **THE WEST ENTRANCE TO THE COUNTY COURTHOUSE 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: 506 E 7TH ST, LAMPASAS, TX 76550

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 04/11/2022 and recorded 04/13/2022 in Document 191666, real property records of Lampasas County, Texas, with **JUSTIN MALDONADO, A MARRIED MAN, AND CAITLYN MALDONADO, HUSBAND AND WIFE** grantor(s) and **EVERETT FINANCIAL INC DBA SUPREME LENDING** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **JUSTIN MALDONADO, A MARRIED MAN, AND CAITLYN MALDONADO, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$166,666.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** 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:

BEING 0.16 acre of land out of the East 1/2 of Block 35, Old Town of Lampasas, Lampasas County, Texas, a subdivision recorded in Cabinet 1, Slide 33 of the Plat Records of Lampasas, County, and being that tract described in a Gift Deed to Aurora Argo dated July 28, 2003 and recorded in Volume 389, Page 786 of the Deed Records of Lampasas County and that tract described as a Dedication Tract to Aurora Argo as shown on the Replat of Lot One, Pecan Street Replat, a subdivision recorded in Cabinet 2, Slide 274 of the Plat Records of Lampasas County and described by metes and bounds as follows:BEGINNING at a 1/2" iron pin with no cap found in the south line of Seventh Street for the northeast Corner of that tract described in a General Warranty Deed to William Cummings dated September 6, 2013 and recorded in Volume 491, Page 425 of said deed records and being the northeast Corner of said Argo tract and this tract;THENCE: N 69°19'03" E with the south line of Seventh Street at 59.87 feet passing a 1/2" iron pin with an orange cap inscribed "CUPLIN 5938" found for the northeast Corner of said Argo tract and the northwest corner of said Dedication tract, in all 68.86 feet to a 1/2" iron pi with a yellow plastic cap inscribed "CCC 4835" found for the northeast Corner of said Dedication tract and this tract;THENCE: S 20°42'18" E 99.95 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the southeast Corner of said Dedication tract and this tract;THENCE: S 69°19'43" W at 8.99 feet pasing to a 1/2" iron pin with an orange cap inscribed "CUPLIN 5938" found the southwest Corner of said Argo tract and the southwest Corner of said Dedication Tract in all 68.86 feet to a 1/2" iron pin with an orange cap inscribed "CUPLIN 5938" found in the east line of said Cummings tract and being the southwest Corner of said Argo tract and this tract:THENCE: N 20°42'20" W 99.94 feet to the Point of Beginning.Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83

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

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

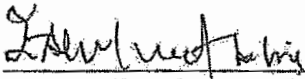
TS No.: 2023-01376-TX
24-000356-673

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: April 26, 2024



Esli Medina, Trustee Sale Associate
Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.hubzu.com or (855) 882-1314

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 Lampasas County Clerk and caused it to be posted at the location directed by the Lampasas County Commissioners Court.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 12, 2022, JOSHUA B. HILEWITZ, SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 193623 in the DEED OF TRUST OR REAL PROPERTY RECORDS of LAMPASAS COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 4, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550 in LAMPASAS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: FIELD NOTES FOR A 1.390 ACRE TRACT OF LAND IN LAMPASAS COUNTY, TEXAS, PART OF THE JOHN BURLESON SURVEY NO. 45, ABSTRACT NO. 42 AND THE LAND HEREIN DESCRIBED BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM LOYCE JUVERNA BOGARD TO BRENTNEY FEILD, BEING OF RECORD IN VOLUME 403, PAGE 818, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "GOODSON" FOUND IN THE NORTH RIGHT-OF-WAY OF TAYLOR STREET, BEING THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DALE W. KEMP AND WIFE, ELIZABETH P. KEMP, BEING OF RECORD IN VOLUME 280, PAGE 782, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING THE SOUTHEAST COMER OF SAID FEILD TRACT, FOR THE SOUTHEAST CORNER OF THIS.

THENCE WITH THE SOUTH LINE OF SAID FEILD TRACT AND THE NORTH RIGHT-OF-WAY OF TAYLOR STREET, S. 71°00'00" W., 177.28 FEET (DEED S. 71°00'00" W, 61 VARAS; 177.28 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED "M & ASSOC KILLEEN" SET, BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF A CALLED 3.66 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DALE W. KEMP AND WIFE, ELIZABETH P. KEMP, BEING OF RECORD IN VOLUME 294, PAGE 585, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF SAID FEILD TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE WITH THE WEST LINE OF SAID FEILD TRACT AND AN EAST LINE OF SAID 3.66 ACRE TRACT, N. 18°39'52" W., 351.28 FEET (DEED N. 19°00'00" W, 112 VARAS; 351.28 FEET, ADJOINER DEED N. 18°39'10" W, 351.28 FEET) TO A 5/8" IRON ROD FOUND, BEING AN ELL CORNER OF SAID 3.66 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID FEILD TRACT, FOR THE NORTHWEST CORNER OF THIS.

THENCE WITH THE NORTH LINE OF SAID FEILD TRACT AND A SOUTH LINE OF SAID 3.66 ACRE TRACT, N. 77°49'44" E., 179.60 FEET (DEED N. 71°00'00" E., 61 VARAS; 179.60 FEET, ADJOINER DEED N. 77°50'28" E., 179.72 FEET) TO A 4" STEEL POST FOUND IN THE WEST LINE OF SAID 5.00 ACRE TRACT, BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 3.66 ACRE TRACT, AND BEING THE NORTHEAST COMER OF SAID FEILD TRACT, FOR THE NORTHEAST CORNER OF THIS.

THENCE WITH THE EAST LINE OF SAID FEILD TRACT AND THE WEST LINE OF SAID 5.00 ACRE TRACT, S. 18°27'42" E., 329.93 FEET (DEED S. 19°00'00" E., 112 VARAS; 329.93 FEET, ADJOINER DEED BEARING S. 19°00'00" E.) TO THE POINT OF BEGINNING CONTAINING 1.390 ACRES OF LAND.

Property Address: 1411 TAYLOR ST, LAMPASAS, TX 76550
Mortgage Servicer: NATIONSTAR
Noteholder: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

FILED
_____ a.m. 1:40 p.m. o'clock
APR 25 2024
By [Signature] Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 this 25th day of April, 2024



Michelle Jones, Angela Zavala, Richard Zavala
Jr., Sharlet Watts, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED

a.m. 1:40 p.m. o'clock

APR 25 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE *Dianne Miller* Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

**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.**

Matter No.: 122878-TX

Date: April 18, 2024

County where Real Property is Located: Lampasas

ORIGINAL MORTGAGOR: MATTI MEGAN PHIPPS, A SINGLE PERSON
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TEXELL CREDIT UNION, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: FLAGSTAR BANK, N.A.
MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 9/14/2018, RECORDING INFORMATION: Recorded on 9/18/2018, as Instrument No. 173773

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THIRTY-SEVEN (37), SIOUX CITY RETREAT III, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 1, SLIDE 323, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2024, the foreclosure sale will be conducted in Lampasas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the 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. The trustee's sale will be conducted no earlier than 12:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Flagstar Bank, N.A is acting as the Mortgage Servicer for FLAGSTAR BANK, N.A. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, N.A, as Mortgage Servicer, is representing the Mortgagee, whose address is:

FLAGSTAR BANK, N.A.
c/o Flagstar Bank, N.A
5151 Corporate Drive
Troy, Michigan 48098-2639


The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 122878-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE MEGAN RANDLE, EBBIE MURPHY, ROBERT RANDLE, DYLAN RUIZ, AARTI PATEL, AMY ORTIZ, EVAN PRESS, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 
Casper J. Rankin, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/19/2021	Grantor(s)/Mortgagor(s): RONALD A. JONES AND ILONA B. JONES, A MARRIED COUPLE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMEXPRESS MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. Bank National Association, as Trustee, on behalf of the COLT 2021-5 Mortgage Loan Trust, a New York common law trust
Recorded in: Volume: N/A Page: 00355 Instrument No: 188195	Property County: LAMPASAS
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: 6/4/2024	Earliest Time Sale Will Begin: 12PM
Place of Sale of Property: THE WEST ENTRANCE TO THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT SEVEN (7) AND EIGHT (8), BLOCK SIXTY-FOUR (64), LAMPASAS SPRINGS COMPANY'S FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 1, SLIDE 14, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

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

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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.

Dated: 4/23/2024



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

Dated: April 25, 2024

Angela Zavala

Printed Name: Angela Zavala

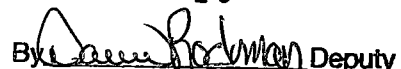
Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

1:40 p.m. o'clock

MH File Number: TX-23-100649-POS
Loan Type: Conventional Residential

APR 25 2024


Deputy
County Clerk, Lampasas County, TX
Clerk, Dianne Miller

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date July 27, 2020
Grantor(s): Rdell Scott Howard
Original Payee: Centex Casas, LLC
Deed of Trust Information: Executed July 27, 2020, recorded in the public records of Lampasas County, Texas, in or under File No. 182272
Current Mortgage Holder: Texas Capital Loans, LLC, a Delaware Limited Liability Company
Property County: Lampasas County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Lampasas County, Texas, being more particularly described as LOT One (1), BEING 1.01 ACRES, MILAM SUBDIVISION, LAMPASAS COUNTY, TEXAS; (more particularly described in the Loan Documents)

Date of Sale: June 04, 2024
Earliest Time Sale will Begin: 12:00 PM
Place of Sale of Property: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE

The Trustee or 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

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 duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

FILED

8:30 a.m. _____ p.m. o'clock

MAY 14 2024

By Rodman Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 14th day of May 2024



Michelle Jones or Angela Zavala or Richard
Zavala, Jr. or Sharlet Watts or Enrique Loera
or Susana Garcia or Donna Brammer or
Katrina Rodriguez or Cesar Acosta or
Christopher Apodaca or Rinki Shah or
Theresa Phillips or Sandra Benavides or
David Cerda or Jose Martinez or Mark
Laffaye or Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or Alan
Zamarripa or Emilio Martinez or Miguel
Alberto Molina Álvarez or Sarah Friedman or
Viridiana Silva or Tami Machoka
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057