

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 23, 2021 and recorded under Vol. 407, Page 373, or Clerk's File No. 188684, in the real property records of Lampasas County Texas, with Kristi McMahan, a single person and Cory Johnson, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for University Federal Credit Union, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kristi McMahan, a single person and Cory Johnson, a single person securing payment of the indebtedness in the original principal amount of \$219,942.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Kristi McMahan and Cory Johnson. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

BEING LOT 1-2 A, BLOCK ELEVEN (11), AMENDING PLAT OF LOTS 1,2,3, BLOCK 11 OF DIVISION "A", A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 2, SLIDE 106, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/03/2026

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: Lampasas County Courthouse, Texas at the following location: At the west entrance to the Lampasas County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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.

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 Michelle Jones, Angela Zavala,, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 12/23/2025.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Angela Zavala
Printed Name: Angela Zavala

C&M No. 44-25-04188

FILED
8-18 a.m. p.m. o'clock

DEC 29 2025
By Mary Alice Rangel Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

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NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated December 19, 2023, executed by **ERIC KEITH TALAMANTEZ AND KATRENA EVETTE TROUPE, BOTH UNMARRIED**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 200000, Official Public Records of Lampasas County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, 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, March 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Lampasas County Courthouse at the place designated by the Commissioner's Court for such sales in Lampasas County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 o'clock p.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 the 2024 Palm Harbor Manufactured Home, Serial No. PHH330TX2326083AB.

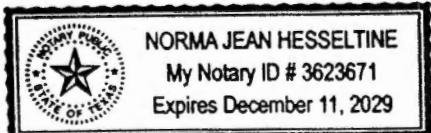
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 14 day of January, 2026.

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee 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@umhllaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 14 day of January, 2026, to certify which witness my hand and official seal.



K. CLIFFORD LITTLEFIELD
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being 12.00 acres (522,655 square feet), more or less, situated in the Austin County 3 League Survey, Abstract No. 2, Lampasas County, Texas, being a portion of a called 325.18 acre tract conveyed to Ault Ranch Partners LP, a Texas limited partnership, recorded in Volume 600, Page 680, Deed Records of Lampasas County, Texas; described as follows:

COMMENCING at a 1/2 inch iron rod with "4330" cap found for the southeastern corner of said 325.18 acre tract, also being in the northwestern right-of-way line of County Road No. 2275 (no recording information), being in the northern line of the remainder of a called 457.11 acre tract described in deed to James Joe Bolinger Jr. and Judy Kay Bolinger, recorded in Volume 462, Page 178, Deed Records of Lampasas County, Texas and also being at the southwestern corner of a called 20.00 acre tract described in deed to Erin Abraham and Travis Carey, recorded in Volume 594, Page 18, Deed Records of Lampasas County, Texas, and being at the southeastern corner of said 325.18 acres;

THENCE, with leaving said 20.00 acre tract and along with northwestern line of said 457.11 acre tract, northwestern right-of-way line of said County Road No. 2275 and also being the southeastern line of said 325.18 acre tract, the following two (2) courses and distances:

1. S70°01'24"W, a distance of 538.67 feet to a calculated point for the POINT OF BEGINNING and the eastern corner of the herein described tract; and
2. S70°01'24"W, a distance of 538.80 feet to a calculated point for the southern corner of the herein described tract; from which a fence post on the northwestern right-of-way of said County Road No. 2275, northwestern line of said 457.11 acre tract, the southwestern corner of said 325.18 acre tract also being of a called 631 acre tract conveyed to Tommy J. Ault, recorded in Volume 549, Page 731 and described in Volume 77, Page 119, Deed Records of Lampasas County, Texas, a southwestern right-of-way of County Road No. 2109 (no recording information) and also being the northeastern corner of a called 470.04 acre tract conveyed to SJ Projects, LLC, recorded in Volume 538, Page 540 Deed Records of Lampasas County, Texas, bears S70°01'24"W, a distance of 1,161.60 feet;

THENCE, crossing said 325.18 acre the following three (3) courses and distances:

1. N19°49'13"W, passing at a distance of 50.00 feet at 1/2 inch iron rod with "ATWELL LLC" cap set, continue in all a total distance of 970.77 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set the western corner of the herein described tract; and
2. N70°10'47"E, a distance of 538.80 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set for the northern corner of the herein described tract; and
3. S19°49'13"E, passing at a distance of 919.30 feet to a 1/2" iron rod with "ATWELL LLC" cap set, continue in all a total distance of 969.30 feet to the POINT OF BEGINNING.

Containing 12.00 acres (522,655 square feet), more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203).

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS.Firm No. 10193726



01/24/2023

FILED

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

JAN 15 2026

By Gabrielle Auld Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: 930 CR 3390, Kempner, Texas 76539

February 5, 2026

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: May 2, 2024

Original Trustee:

Jay S. Fitzgerald

Address:

5900 Shepherd Mountain Cove, Building 2, Suite 200
Austin, Texas 78730

Substitute Trustee:

Gerald G. Hale

Address:

1412 Fisher St.
P.O. Box 647
Goldthwaite, TX, 76844

FILED
3:30 a.m. p.m. o'clock
FEB 05 2026
By *Mary R. Hale* Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

Grantor: Andreaonna Thompson

Original Mortgagees: Pamela Sheffield and Richard LaMunyon (hereafter "Lenders")

Current Beneficiary: H. Grayson Wetzel, Independent Administrator with Will Annexed of the Estate of Richard LaMunyon, Deceased (hereafter "Beneficiary")

Recording Information: Instrument No. 201545, Deed Records of Lampasas County, Texas.

Property Address: 930 CR 3390, Kempner, Texas 76539

Legal Description: Being 1.00 acres, more or less, out of the C.E. Long Survey, Abstract No. 1114, Lampasas County, Texas, including improvements, and being more fully described in the attached Exhibit "A" which is here referred to and made a part hereof for all purposes.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: May 2, 2024

Original Principal Amount: \$189,000.00

Maker: Andreaonna Thompson

Lenders: Pamela Sheffield and Richard LaMunyon

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: The West entrance of the Lampasas County Courthouse or at such other place designated for sales by the Lampasas County Commissioner's Court.

Sale Date: March 3, 2026

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00, or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property “AS IS” at a public auction to the highest cash bidder, with the exception of the Beneficiary, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Beneficiary directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property and improvements. This document constitutes formal notice by the Beneficiary to foreclose and sell the property, as described in Beneficiary’s right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

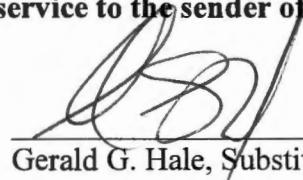
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold “AS IS” to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 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.



Gerald G. Hale, Substitute Trustee

EXHIBIT "A"

FIELD NOTES FOR A 1.00-ACRE TRACT OF LAND IN LAMPASAS COUNTY TEXAS, BEING
PART OF THE C.E. LONG SURVEY, ABSTRACT NO. 1114

BEING 1.00-Acres, out of the C.E. Long Survey, Abstract No. 1114, of which 0.08-Acres is laying within a 50' Road Easement described in a deed as recorded in Vol. 235 Pg. 688 of the Lampasas County Deed Records, and being further described in Vol. 262 Pg. 925 of said deed records, and being all of a called 1.000-Acre tract of land described in a Deed to Pamela Sheffield and Richard Lamunyon as recorded in Vol. 558 Pg. 326, of said deed records, and being part of Lot 17, of Quail Meadows, an unrecorded subdivision, said 1.00-Acre tract of land being more particularly described by these metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ -inch iron rod found, for the Southwest corner hereof, and being the Westernmost Northwest corner of a called 4.414-Acre tract described in a deed John Mus and wife Veronica Del Toro-Mus as recorded in Vol. 574 Pg. 687 of said deed records, and being in the East line of a called 5.12-Acre tract called Lot 16 of Quail Meadows, as described in a deed to Michael L. Averette and Susan D. Averette as recorded in Vol. 495 Pg. 483 and being further described in a deed of trust as recorded in Vol. 113 Pg. 1 of the deed of trust records of Lampasas County, Texas.

THENCE S 52° 59' 50" E, 166.58 feet, (deed S 50° 21' 46" E, 166.64 feet) (Adj. deed S 53° 00' 28" E, 166.67 feet) along the South line of said 1.000-Acre tract, being the North line of said 4.414-Acre tract to a $\frac{1}{2}$ -inch iron rod found for the Southeast corner of this tract and being the Southeast corner of said 1.000-Acre tract and being an inner ell corner of said 4.414-Acre tract;

THENCE N 27° 56' 21" E, 150.91 feet, (deed N 30° 35' 31" E, 150.94 feet) (Adj. deed N 27° 56' 19" E, 150.90 feet) to a $\frac{1}{2}$ -inch iron rod found disturbed for a common corner of said 1.000-Acre tract and said 4.414-Acre tract;

THENCE N 13° 05' 09" E, 109.63 feet, (deed N 15° 41' 00" E, 109.57 feet) (Adj. deed N 13° 05' 40" E, 109.63 feet) to a $\frac{1}{2}$ -inch iron rod found for the Northernmost Northwest corner of said 4.414-Acre tract and being and angle in the East line of said 1.000-Acre tract, and being on the South line of said 50' Easement tract;

THENCE N 37° 09' 49" E, 25.01 feet, (deed N 39° 38' 16" E, 25.01 feet) to a cotton picker spindle set for the Northeast corner hereof and being in the Center of said 50' Easement, and being on the South line of a called 5.11-Acre tract described in a deed to Amado Castillo and wife Ulte Castillo and called Lot 29 of Said Quail Meadows, as recorded in Vol. 309 Pg. 955 of said deed records;

THENCE N 52° 49' 57" W, 138.07 feet, (deed N 50° 21' 36" W, 138.07 feet) (Easement deed N 50° 20' W, 1265.00 feet) to a cotton picker spindle set for the Northwest corner hereof and being in the Center of said 50' Easement, and being the Northwest corner of said 1.000-Acre tract, and being the Northeast corner of said 5.12-Acre tract, said Lot 16 of said Quail Meadows, and being in the South line of said Lot 29 5.11-Acre tract;

THENCE S 37° 09' 52" W, 25.01 feet, (deed S 39° 38' 16" W, 25.00 feet) (Adj. deed S 39° 40' 12" W 25.00 feet) to a $\frac{1}{2}$ -inch iron rod found for a common corner of said 1.000-Acre tract and said 5.12-Acre tract and being on the South line of said 50' Easement;

THENCE S 27° 57' 53" W, 252.77 feet, (deed S 30° 35' 31" W, 252.43 feet) (Adj. deed S 30° 39' W 407.87 feet) to the POINT OF BEGINNING and Containing 1.00-ACRES of land.