

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.

Date: April 5, 2024

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: March 31, 2021

Trustee: Steven Wise

Address: P.O. Drawer 111, Cameron, Texas 76520

Substitute Trustee: Karl R. Quebe

Address: 5400 Bosque Blvd, Suite 312, Waco, Texas 76710

Grantor: Fulton Mercer Corporation

Mortgagee: Citizens National Bank (hereafter "Lender")

Recording Information: Clerk's File No. 185906, of the real property records of Lampasas County, Texas.

Legal Description:

Tract One: Being 0.41 acres, more or less, and being all of Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), and part of Lot Fourteen (14), Block Twenty-two (22), HANNAH SPRINGS ADDITION, according to plat recorded in Cabinet 1, Slide 39, Plat Records, Lampasas County, Texas; said 0.41 acres more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract Two: Being 0.16 acres of land and being Lot One (1) and a Part of Lot Two (2), Block Twenty-two (22), Hannah Springs Addition, according to plat recorded in Cabinet 1, Slide 39, Plat Records of Lampasas County, Texas; said 0.16 acres more particularly described by metes and bounds in Exhibit "B" attached hereto 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.)

FILED

a.m. 2:45 p.m. o'clock

APR 05 2024

By: [Signature] Deputy
County Court, Lampasas County, TX
Clerk: Dianne Miller

Date: March 31, 2021

Original Principal Amount: \$260,000.00

Maker: Fulton Mercer Corporation

Lender: Citizens National Bank

Property: All property and improvements as described in the Deed of Trust.

Sale Location: The West Entrance to the Lampasas County Courthouse, 501 E. 4th Street, Lampasas, Texas 76650, or as designated by the County Commissioners Court.

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

Sale Date: May 7, 2024

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions. The Automatic Stay was lifted by the Order Granting Motion to Lift Automatic Stay, filed by Citizens National Bank, in Case No. 23-10590 in the United States Bankruptcy Court for the Western District of Texas

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on May 7, 2024 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as 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 posted and filed 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,

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.

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.

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.

THIS DOCUMENT ASSIGNS KARL R. QUEBE AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Karl R. Quebe, Substitute Trustee
5000 Bosque Blvd, Suite 312
Waco, Texas 76710
(254) 751-1830
bigkq@aol.com

FIELD NOTES
JOB NO. 200617

TRACT ONE - 0.41 ACRE

BEING 0.41 acres of land and being Lots 10, 11, 12, 13 and a Part of Lot 14, Block 22, Hannah Springs Addition, a subdivision recorded in Cabinet 1, Slide 39, Plat Records of Lampasas County, Texas, and being that Tract One as described in a Warranty Deed with Vendor's Lien to Fulton Mercer Corporation dated March 27, 2020 and recorded in Volume 567, Page 831 of the Lampasas County Deed Records and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with no cap found in the north line of Avenue C for the southwest corner of a 20' alley and being the southeast corner of Lot 10, said Tract One and this tract;

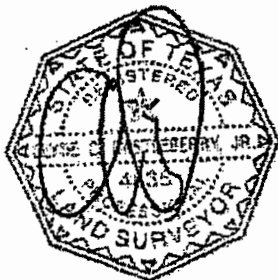
THENCE: S 68°55'42" W 128.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set at the intersection of the north line of Avenue C and the east line of Key Avenue and being the southwest corner of said Lot 10, Tract One and this tract;

THENCE: N 21°04'18" W 138.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in east line of Key Avenue and the west line of Lot 14 and being the northwest corner of said Tract One and this tract;

THENCE: N 68°55'42" E 128.00 feet across said Lot 14 to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of Lot 14 and the west line of said 20' alley and being the northeast corner of said Tract One and this tract;

THENCE: S 21°04'18" E 138.00 feet with the west line of said 20' alley to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



July 2, 2020

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916

Exhibit A
Page 1 of 1

FIELD NOTES
JOB NO. 200617

TRACT TWO - 0.16 ACRE

BEING 0.16 acres of land and being Lot 1 and a Part of Lot 2, Block 22, Hannah Springs Addition, a subdivision recorded in Cabinet 1, Slide 39, Plat Records of Lampasas County, Texas, and being that Tract Two as described in a Warranty Deed with Vendor's Lien to Fulton Mercer Corporation dated March 27, 2020 and recorded in Volume 567, Page 831 of the Lampasas County Deed Records and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with no cap found in the north line of Avenue C for the southeast corner of a 20' alley and being the southwest corner of Lot 1, said Tract Two and this tract;

THENCE: N 21°04'18" W 54.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of said 20' alley and the west line of Lot 2 and being the northwest corner of said Tract Two and this tract;

THENCE: N 68°44'47" E 128.00 feet across said Lot 2 to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the west line of Chestnut Street and the east line of said Lot 2 and being the northeast corner of said Tract Two and this tract;

THENCE: S 21°04'18" E 55.30 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set at the intersection of the west line of Chestnut Street and the north line of Avenue C and being the southeast corner of said Lot 1, Tract Two and this tract;

THENCE: S 68°55'42" W 128.00 feet with the north line of Avenue C to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916

185906

Exhibit B
Page 1 of 1

FILED FOR RECORD

11:15 AM

APR 05 2021

Connie Hartmann
CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS

DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 22, 2024

DEED OF TRUST:

Date: December 2, 2019

Grantor: WILLIAM QUAVE and MARIA QUAVE

Grantor's County: LAMPASAS

Beneficiary: CREEKSIDE RANCH GROUP, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, TED WILLIAMSON, and ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Volume 376, Page 71-77, Real Property Records, Lampasas County, Texas.

PROPERTY:

Tract 16, being 15.82 acres, more or less, out of the D. S. Price Survey, Abstract No. 1547, Lampasas County, Texas, also known as Tract 16 of Adamsville 400 Subdivision, an unrecorded subdivision in Lampasas County, Texas, being more particularly described in Deed of Trust recorded in Volume 376, Pages 71-77, Official Public Records of Lampasas County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: December 2, 2019

Original Principal Amount: \$85,273.00

FILED

10:05 a.m. — p.m. o'clock

APR 01 2024

By: Shadman Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

Holder: CREEKSIDE RANCH GROUP, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of May, 2024.

PLACE OF SALE OF PROPERTY (including county):

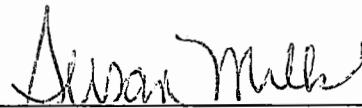
County Courthouse of Lampasas County, Lampasas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

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

Assert and protect your rights as a member of the armed forces of the United States.

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



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON, TED
WILLIAMSON, ANDREW MILLS-
MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: February 14, 2007
Grantor(s): Neil Glover, a single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for IndyMac Bank, FSB
Original Principal: \$69,600.00
Recording Information: Book 227, Page 353
Property County: Lampasas
Property: Legal Description for a tract of land of Lampasas County, Texas, part of the M.A. FISHER SURVEY, ABSTRACT NO. 1486, and being the same tract described as 0.701 acre in a Deed to Coy E. Epley III and Dawn M. Epley recorded in Volume 397, Page 710, Deed Records of Lampasas County, Texas.

BEGINNING at a 1/2" iron rod found in the west line of an Existing 30.0 foot Road Easement recorded in Volume 397, Page 710 and in the west line of the balance of the Wesley H. Atkinson, Jr. and Michael Wayne Atkinson 78.82 acre tract recorded in Volume 371, Page 808 being the northeast corner of the Living Hope: The Church in the Field, %Jerry Jewell tract recorded in Volume 421, Page 161 and the southeast corner of the 0.701 acre tract for the southeast corner of this.

THENCE N. 24° 35' 29" W., 199.46 feet (N. 24° 40' 39" W., 199.60 feet) to a 1/2" iron rod found in the east line of the BELLPAS INC. tract being the southwest corner of the Nike Atkinson and wife, Cindy Atkinson tract recorded in Volume 259, Page 445 and the northwest corner of the 0.701 acre tract, for the northwest corner of this.

THENCE N. 65° 32' 27" E., 156.11 feet (N. 65° 29' 16" E., 156.21 feet) to a 1/2" iron rod found in the west line of the balance of the 78.82 acre tract and in the west line of the Existing Road Easement being the southeast corner of the Atkinson (259/445) and the northeast corner of the 0.701 acre tract, for the northeast corner of this.

THENCE S. 22° 37' 00" E., 199.98 feet (S. 22° 37' 00" W., 199.98 feet -Base Bearing) with the west line of the Existing Road Easement to the place of beginning containing 0.701 acre of land according to my Survey and my Calculation.

FILED
21 day of March 2024
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY [Signature] DEPUTY

Property Address: **351 FM 3046**
Copperas Cove, TX 76522

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **MCLP Asset Company, Inc.**
Mortgage Servicer: **Selene Finance LP**
Mortgage Servicer **3501 Olympus Boulevard**
Address: **5th Floor, Suite 500**
Dallas, TX 75019

SALE INFORMATION:

Date of Sale: **May 7, 2024**
Time of Sale: **12:00 PM or within three hours thereafter.**
Place of Sale: **Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Padgett Law Group, Michael J. Burns, Gabrielle Davis, Paige Jones, or Jonathan Smith, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103**
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Paige Jones

Paige Jones

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 3-21-24, I filed at the office of the Lampasas County Clerk to be posted at the Lampasas County courthouse this notice of sale.

Angela Zavala

Declarant's Name: Angela Zavala

Date: MAR 21 2024

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 21 day of March, 2024

Angela Zavala

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: 05/07/2024

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: 208 NORTH PORTER STREET, 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 07/15/2009 and recorded 07/22/2009 in Book 253 Page 00078 Document 138127, real property records of Lampasas County, Texas, with **DANIEL MARQUEZ AND AMY MARQUEZ, HUSBAND AND WIFE** grantor(s) and Classic Home Financial, Inc., a Texas Corporation 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 **DANIEL MARQUEZ AND AMY MARQUEZ, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$82,942.00**, 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.

FILED

29 day of February 2024
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY [Signature] DEPUTY

TS No.: 2024-00091-TX
24-000049-673

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 LOT 3 OF THE W. C. BONNER ADDITION OF LAMPASAS, TEXAS, AS RECORDED IN PLAT CABINET 1, SLIDE 58, OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

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

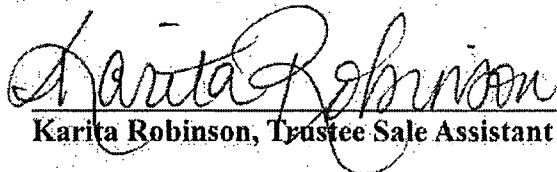
TS No.: 2024-00091-TX
24-000049-673

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: February 27, 2024


Karita Robinson, Trustee Sale Assistant

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 SUBSTITUTE TRUSTEE'S SALE

DATE: April 5, 2024

DEED OF TRUST:

Date: August 22, 2011

Grantor: ROY BAILON and SANDRA RAMIREZ

Grantor's County: LAMPASAS

Beneficiary: JUSTIN HILTON

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, TED WILLIAMSON, ANDREW MILLS-MIDDLEBROOK and ALMA HERNANDEZ

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 145481, Real Property Records, Lampasas County, Texas.

PROPERTY:

Lots Twelve (12) and Thirteen (13), Block Twenty-Four (24), G.C. & S.F. RAILWAY CO. ADDITION to the town of Lampasas, Lampasas County, Texas, as per plat of record in Volume 1, Page 10, Plat Records of Lampasas County, Texas, reference to which is hereby made for all purposes.

NOTE SECURED BY DEED OF TRUST:

Date: August 22, 2011

Original Principal Amount: \$34,900.00

Holder: JUSTIN HILTON

FILED

a.m. 2 p.m. o'clock

APR 09 2024

By: Shadman Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of May, 2024.

PLACE OF SALE OF PROPERTY:

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

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

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

Assert and protect your rights as a member of the armed forces of the United States.

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



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON, TED
WILLIAMSON, and ANDREW MILLS-
MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 5, 2024

DEED OF TRUST:

Date: March 1, 2018

Grantor: ROY BAILON and SANDRA RAMIREZ

Grantor's County: LAMPASAS

Beneficiary: JUSTIN HILTON

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, TED WILLIAMSON, ANDREW MILLS-MIDDLEBROOK and ALMA HERNANDEZ

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Volume 350, Page 716-722, Real Property Records, Lampasas County, Texas.

PROPERTY:

Lots Twelve (12) and Thirteen (13), Block Twenty-Four (24), G.C. & S.F. RAILWAY CO. ADDITION to the town of Lampasas, Lampasas County, Texas, as per plat of record in Volume 1, Page 10, Plat Records of Lampasas County, Texas, reference to which is hereby made for all purposes.

NOTE SECURED BY DEED OF TRUST:

Date: March 1, 2018

Original Principal Amount: \$5,000.00

Holder: JUSTIN HILTON

FILED

a.m. 2 p.m. o'clock

APR 09 2024

By: Okodman Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of May, 2024.

PLACE OF SALE OF PROPERTY:

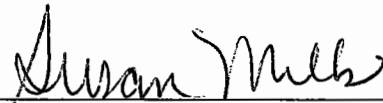
County Courthouse of Lampasas County, Lampasas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

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

Assert and protect your rights as a member of the armed forces of the United States.

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



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON, TED
WILLIAMSON, and ANDREW MILLS-
MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964