

11:24 a.m. p.m. o'clock

FEB 20 2025

By David Rodman Deputy
County Court, Lampasas County, TX
Clerk: Dianne Miller**NOTICE OF FORECLOSURE SALE**

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

1. Property to Be Sold. The property to be sold is described as follows: LEGAL DESCRIPTION OF A TRACT OF LAND IN LAMPASAS COUNTY, TEXAS.

BEING 13.76 ACRES OF THE GEORGE RICKS SURVEY, ABSTRACT NO. 582 IN LAMPASAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM ROBERT LEE LUTHI TO ANDREW CAMERON SHIPMAN, ET AL, DATED NOVEMBER 20, 2015, AS RECORDED IN VOLUME 513, PAGE 81 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS; SAID 13.76 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET FOR THE SOUTHWEST CORNER HEREOF AND THE SOUTHEAST CORNER OF AN 86.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT C. CARROLL, ET LUX, AS RECORDED IN VOLUME 373, PAGE 871 OF SAKI DEED RECORDS, AND BEING ON THE NORTH LINE OF A 19.88 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM H. ARNOLD, AS RECORDED IN VOLUME 417, PAGE 964 OF SAID DEED RECORDS, AND BEING FURTHER DESCRIBED IN VOLUME 148, PAGE 287 OF SAID DEED RECORDS;

THENCE WITH THE EAST LINE OF SAID 86.13 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE AS FOLLOWS;

NORTH 13 DEGREES 12 MINUTES 45 SECONDS WEST, 14.34 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A FENCE CORNER;

NORTH 57 DEGREES 42 MINUTES 49 SECONDS EAST, 236.95 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKER RPLS 2218 FEET FOUND AT A FENCE CORNER;

THENCE NORTH 52 DEGREES 20 MINUTES 32 SECONDS EAST, 189.87 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A FENCE CORNER;

NORTH 43 DEGREES 40 MINUTES 22 SECONDS EAST, 156.26 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A FENCE CORNER;

NORTH 37 DEGREES 22 MINUTES 15 SECONDS EAST, 475.20 FEET TO A 1/2 INCH IRON PIN WITH CAP "MARKED RPLS 2218" FOUND AT A FENCE CORNER;

NORTH 40 DEGREES 55 MINUTES 40 SECONDS EAST, 246.36 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "RPLS 2218" FOUND AT A FENCE CORNER;

NORTH 39 DEGREES 48 MINUTES 34 SECONDS EAST, 217.15 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A FENCE CORNER;

NORTH 33 DEGREES 59 MINUTES 59 SECONDS EAST, 114.12 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED MAPLES RPLS 5043 FEET SET AT A FENCE CORNER;

NORTH 30 DEGREES 59 MINUTES 25 SECONDS EAST, 112.19 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED MAPLES RPLS 5043 FEET SET AT A FENCE CORNER;

NORTH 27 DEGREES 59 MINUTES 14 SECONDS EAST, 100.83 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED RPLS 2218 FEET FOUND AT A FENCE CORNER;

NORTH 20 DEGREES 42 MINUTES 00 SECONDS EAST, 78.60 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "RPLS 2218" FOUND AT A FENCE CORNER;

NORTH 02 DEGREES 44 MINUTES 11 SECONDS EAST, 13.09 FEET TO A CAPPED 1.5 INCH IRON PIPE FOUND IN CONCRETE AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF A 2.85 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE IN A DEED TO THE KEMPNER UNITED METHODIST CHURCH OF KEMPNER, TEXAS, AS RECORDED IN VOLUME 272, PAGE 340 OF SAID DEED RECORDS; SHIPMAN - 13.76 ACRES.

THENCE SOUTH 68 DEGREES 55 MINUTES 31 SECONDS EAST, WITH THE SOUTH LINE OF SAID 2.65 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE; 149.80 FEET TO A 1/2 INCH IRON PIN FOUND AT A FENCE CORNER FOR THE SOUTHEAST CORNER OF SAID 2.65 ACRE TRACT AND THE NORTHWEST CORNER OF A 0.5045 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GWEN DOLORES BELL, AS RECORDED IN VOLUME 330, PAGE 729 OF SAID DEED RECORDS, AND BEING FURTHER DESCRIBED IN VOLUME 165, PAGE 299 OF SAID DEED RECORDS;

THENCE SOUTH 30 DEGREES 37 MINUTES 27 SECONDS WEST, WITH THE WEST LINE OF SAID 0.5045 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE, 150.32 FEET TO A 1/2 INCH IRON PIN FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID 0.5045 ACRE TRACT AND THE NORTHWEST CORNER OF A 0.522 ACRE TRACT OF LAND DESCRIBED IN SAID DEED TO BELL, AND BEING FURTHER DESCRIBED IN VOLUME 165, PAGE 740 OF SAID DEED RECORDS;

THENCE SOUTH 34 DEGREES 46 MINUTES 08 SECONDS WEST, WITH THE WEST LINE OF SAID 0.522 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE, 152.44 FEET TO A 1/2 INCH IRON PIN FOUND IN A ROCK MOUND FOR THE SOUTHWEST CORNER OF SAID 0.522 ACRE TRACT;

THENCE SOUTH 69 DEGREES 33 MINUTES 01 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.522 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE, 149.74 FEET TO A 60D NAIL FOUND;

THENCE NORTH 51 DEGREES 29 MINUTES 42 SECONDS EAST, 13.19 FEET TO A POINT ON THE WEST LINE OF PECAN STREET;

THENCE WITH THE WEST LINE OF SAID PECAN STREET AS FOLLOWS;

SOUTH 07 DEGREES 40 MINUTES 11 SECONDS WEST, 100.13 FEET TO A 1/2 INCH IRON PIN FOUND;

24-000033-363-2 // 340 PECAN ST, KEMPNER, TX 76539

SOUTH 09 DEGREES 36 MINUTES 16 SECONDS EAST, 482.79 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A CUTBACK TO PRIVATE ROAD 4613;

THENCE SOUTH 18 DEGREES 31 MINUTES 13 SECONDS WEST, WITH SAKI CUTBACK, 17.42 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET ON THE NORTH LINE OF SAID PRIVATE ROAD 4613;

THENCE WITH THE NORTH LINE OF SAID PRIVATE ROAD 4613 AS FOLLOWS;

SOUTH 69 DEGREES 57 MINUTES 36 SECONDS WEST, 580.80 FEET TO A 1/2 INCH IRON PIN FOUND;

SOUTH 69 DEGREES 55 MINUTES 24 SECONDS WEST, PASSING THE NORTHEAST CORNER OF SAID 19.88 ACRE TRACT, 941.54 FEET TO A PLACE OF BEGINNING, AS SURVEYED ON THE GROUND ON NOVEMBER 24, 2017, BY MAPLES AND ASSOCIATES, INC., AND AS SHOWN ON AN ACCOMPANYING PLAT OF EVEN SURVEY DATE HEREWITH.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/11/2020 and recorded in Document 184339 real property records of Lampasas County, Texas.

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

Date: 05/06/2025

Time: 12:00 PM

Place: Lampasas County, Texas at the following location: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by THOMAS DANIEL ALLEN AND GABRIELA ALLEN, provides that it secures the payment of the indebtedness in the original principal amount of \$332,475.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

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

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 14, 2010	Original Mortgagor/Grantor: VANCE A HELZER AND SUSAN HELZER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS BENEFICIARY, AS NOMINEE FOR U.S. BANK N.A. ITS SUCCESSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: 260 Page: 666 Instrument No: 141022	Property County: LAMPASAS
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION	Mortgage Servicer's Address: 2800 TAMARACK RD OWENSBORO, KY 42301

* 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.

Secures:Note in the original principal amount of \$97,042.00, executed by VANCE HELZER and SUSAN HELZER and payable to the order of Lender.

Property Address/Mailing Address: 472 PECOS LN, KEMPNER, TX 76539

Legal Description of Property to be Sold: LOT TWO (2). BLOCK "B", TAYLOR CREEK ESTATES SECTION TWO, AT KEMPNER, LAMPASAS COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET 1, SLIDE 198, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES. .

Date of Sale: May 6, 2025	Earliest time Sale will begin: 12:00 PM
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Place of sale of Property: Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property.




The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

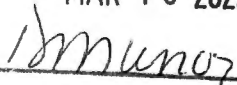
Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, Michelle Jones, Angela Zavala, ~~Richard Zavala, Jr., Sharlet Watts~~ OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

FILED

a.m. 1:38 p.m. o'clock

MAR 13 2025

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