

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: November 07, 2023
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: WEST ENTRANCE DOOR TO THE LAMPASAS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 28, 2016 and recorded in Document INSTRUMENT NO. 165649 real property records of LAMPASAS County, Texas, with TIMOTHY WEINRICK, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TIMOTHY WEINRICK, securing the payment of the indebtednesses in the original principal amount of \$86,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

FILED
11 day of September 20 23
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY [Signature] DEPUTY



103 S WALNUT ST
LAMPASAS, TX 76550

0000009883778

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LAMPASAS County Clerk and caused to be posted at the LAMPASAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

103 S WALNUT ST
LAMPASAS, TX 76550

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LAMPASAS

EXHIBIT "A"

BEING 0.35 ACRES, MORE OR LESS, AND BEING PART OF LOTS 5 & 6, BLOCK 3 OF LAMPASAS SPRINGS COMPANY, FIRST ADDITION, RECORDED IN SLIDE 14. PLAT CABINET 1, OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS;

BEGINNING AT A 60D NAIL, FOUND, AT THE NORTHWEST CORNER OF SAID LOT 5 AND ON THE SOUTH LINE OF NORTH AVENUE, AND ALSO ON THE EAST LINE OF SAID WALNUT STREET;

THENCE, N 71° 00' E, WITH THE NORTH LINE OF SAID LOT 5, 43.70 FEET, TO A 1/2 INCH IRON PIN, SET, IN THE BED OF A DRAINAGE DITCH, FROM WHENCE A 1/2 INCH IRON PIN, FOUND, AT THE NORTHEAST CORNER OF SAID LOT 5, BRS. N 71° 00' E, 86.23 FEET;

THENCE, S 73° 01' E, WITH THE BED OF SAID DRAINAGE DITCH, 107.68 FEET, TO A 1/2 INCH IRON PIN, SET, IN THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF A 16 FOOT WIDE ALLEY, FROM WHENCE SAID 1/2 INCH IRON PIN, FOUND, AT THE NORTHEAST CORNER OF SAID LOT 5, BRS, N 19° 49' W, 63.28 FEET;

THENCE, S 19° 49' E, WITH THE EAST LINE OF SAID LOTS 5 & 6, 74.72 FEET, TO A 1/2 INCH IRON PIN, SET, AT THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE, S 71° 00' W, WITH THE SOUTH LINE OF LOT 6, 129.93 FEET, TO A 1/2 INCH IRON PIN, SET, AT THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE, N 19° 49' W, WITH THE WEST LINE OF SAID LOTS 5 & 6, 138.00 FEET, TO THE PLACE OF BEGINNING.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 26 2023

DEED OF TRUST:

Date: September 30, 2020

Grantor: MICHAEL BRADLEY COOKSON and ROBERTA DANIELLE
COOKSON

Grantor's County: LAMPASAS COUNTY

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: Document No. 183509, Real Property Records, Lampasas County, Texas.

PROPERTY:

Tract 23, being 11.63 acres, more or less, out of the Joseph W. Proctor Survey, Abstract No. 1124, Lampasas County, Texas, also known as Tract 23 of Adamsville 400 Subdivision, an unrecorded subdivision in Lampasas County, Texas, and being more particularly described in Deed of Trust recorded under Document No. 183509, Official Public Records of Lampasas County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: September 30, 2020

Original Principal Amount: \$92,625.00

FILED
28 day of September 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY Lauren Korman DEPUTY

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 November, 2023.

PLACE OF SALE OF PROPERTY (including county):

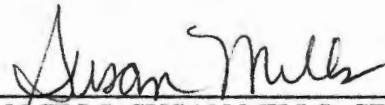
County Courthouse of Lampasas County, Lampasas, Texas, at area designated by County Commissioners for said sales.

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 and ANDREW MILLS-
MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964