

## 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: FIELD NOTES FOR A 20.02 ACRE TRACT OF LAND

(TRACT 40)

A 20.02 ACRE TRACT OF LAND, OUT OF BLOCKS 61, 62, 63, 64, 65 AND 66 OF THE AUSTIN COUNTY SCHOOL LAND THREE LEAGUE SURVEY NO. 7, ABSTRACT 2 LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 854.76 ACRE TRACT OF LAND AS CONVEYED TO THE RANCHES AT SAVANNA RIDGE, L.L.C., OF RECORD IN VOLUME 541 PAGE 658 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS. SAID 20.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," IN THE EAST LINE OF SAID 854.76 ACRE TRACT, THE WEST LINE OF A CALLED 298.12 ACRE TRACT OF LAND DESCRIBED IN VOLUME 473 PAGE 207 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP IN THE APPARENT NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, AND FOR THE NORTHEAST CORNER OF SAID 854.76 ACRE TRACT BEARS, NORTH 20 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 510.65 FEET:

THENCE: SOUTH 20 DEGREES 40 MINUTES 36 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID 298.12 ACRE TRACT AND SAID 854.76 ACRE TRACT, A DISTANCE OF 553.73 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND CEDAR FENCE POST FOR A WEST EXTERIOR CORNER OF SAID 298.12 ACRE TRACT AND AN INTERIOR CORNER OF SAID 854.76 ACRE TRACT BEARS, SOUTH 20 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE 2577.70 FEET;

THENCE: INTO AND ACROSS SAID 854.76 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 70 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 1429.14 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR THE SOUTHWEST CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
2. WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 148.07 FEET, A DELTA ANGLE OF 016 DEGREES 00 MINUTES 27 SECONDS AND A CHORD BEARS, NORTH 43 DEGREES 40 MINUTES 10 SECONDS WEST, A DISTANCE OF 147.59 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
3. NORTH 51 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 494.28 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR THE NORTHWEST OF THE TRACT DESCRIBED HEREIN, AND
4. NORTH 70 DEGREES 23 MINUTES 37 SECONDS EAST, A DISTANCE OF 1741.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.02 ACRES OF LAND SITUATED IN LAMPASAS COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT. DISTANCES RECITED HEREIN ARE GRID DISTANCES.

FIELD NOTES FOR A 1.76 ACRE TRACT OF LAND

(RIGHT-OF-WAY DEDICATION)

A 1.76 ACRE TRACT OF LAND, OUT OF BLOCKS 61, 62, 63, 64, 65 AND 66 OF THE AUSTIN COUNTY SCHOOL LAND THREE LEAGUE SURVEY NO. 7, ABSTRACT 2, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 854.76 ACRE TRACT OF LAND AS CONVEYED TO THE RANCHES AT SAVANNA RIDGE, L.L.C., OF RECORD IN VOLUME 541 PAGE 658 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS. SAID 1.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP IN THE APPARENT NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, FOR THE NORTHEAST CORNER OF SAID 854.76 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: SOUTH 20 DEGREES 40 MINUTES 36 SECONDS EAST, WITH THE EAST LINE OF SAID 854.76 ACRE TRACT AND ACROSS SAID COUNTY ROAD 2800, A DISTANCE OF 52.41 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND CEDAR FENCE POST FOR A WEST EXTERIOR CORNER OF A CALLED 298.12 ACRE TRACT OF LAND DESCRIBED IN VOLUME 473 PAGE 207 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS AND AN INTERIOR CORNER OF SAID 854.76 ACRE TRACT BEARS, SOUTH 20 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE OF 3589.66 FEET;

THENCE: INTO AND ACROSS SAID 854.76 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 69 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 712.86 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
2. SOUTH 70 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 488.35 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
3. SOUTH 71 DEGREES 02 MINUTES 24 SECONDS WEST; A DISTANCE OF 84.36 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED, PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
4. SOUTH 75 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF 124.31 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN, AND
5. SOUTH 78 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 242.16 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY," IN THE NORTH LINE OF SAID 854.76 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2 INCH IRON ROD IN THE APPARENT SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, FOR THE NORTHEAST CORNER A CALLED 30.83 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 292 PAGE 831 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS

AND FOR THE NORTHWEST CORNER OF SAID 854.76 ACRE TRACT BEARS. SOUTH 69 DEGREES 54 MINUTES 55 SECONDS WEST, A DISTANCE OF 1517.11 FEET;

THENCE: NORTH 69 DEGREES 54 MINUTES 55 SECONDS EAST, WITH THE NORTH LINE OF SAID 854.76 ACRE TRACT, A DISTANCE OF 1647.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.76 ACRES OF LAND SITUATED IN LAMPASAS COUNTY, TEXAS.

FIELD NOTES FOR A 11.70 ACRE TRACT OF LAND

(VARIABLE WIDTH RIGHT-OF-WAY-DEDICATION)

A 11.70 ACRE TRACT OF LAND, OUT OF BLOCKS 61, 62, 63, 64, 65 AND 66 OF THE AUSTIN COUNTY SCHOOL LAND THREE LEAGUE SURVEY NO. 7, ABSTRACT 2, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 854.76 ACRE TRACT OF LAND AS CONVEYED TO THE RANCHES AT SAVANNA RIDGE, LLC., OF RECORD IN VOLUME 541 PAGE 658 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 11.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." IN THE NORTH PORTION OF SAID 854.76 ACRE TRACT AND FOR THE NORTHEAST CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP IN THE APPARENT NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, AND FOR THE NORTHEAST CORNER OF SAID 854.76 ACRE TRACT BEARS. NORTH 69 DEGREES 54 MINUTES 55 SECONDS EAST, A DISTANCE OF 1953.91 FEET;

THENCE: INTO AND ACROSS SAID 854.76 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.90 FEET, A DELTA ANGLE OF 091 DEGREES 26 MINUTES 24 SECONDS AND A CHORD BEARS, SOUTH 24 DEGREES 11 MINUTES 43 SECONDS WEST, A DISTANCE OF 35.80 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN;
2. SOUTH 21 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 0.37 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, AN ARE LENGTH OF 10.33 FEET, A DELTA ANGLE OF 003 DEGREES 28 MINUTES 52 SECONDS AND A CHORD BEARS. SOUTH 23 DEGREES 15 MINUTES 55 SECONDS EAST, A DISTANCE OF 10.33 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
4. SOUTH 25 DEGREES 00 MINUTES 21 SECONDS EAST, A DISTANCE OF 59.02 FEET TO A SET 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
5. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 87.90 FEET, A DELTA ANGLE OF 029 DEGREES 37 MINUTES 25 SECONDS AND A CHORD BEARS, SOUTH 39° 49 03 INCHES EAST, A DISTANCE OF 86.92 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
6. SOUTH 54 DEGREES 37 MINUTES 46 SECONDS EAST, A DISTANCE OF 164.97 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
7. WITH A CURVE TO THE RIGHT HAVING B RADIUS OF 1030.00 FEET, AN ARE LENGTH OF 53.14 FEET, A DELTA ANGLE OF 002 DEGREES 57 MINUTES 22 SECONDS AND A CHORD BEARS, 53 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.14 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
8. SOUTH 51 DEGREES 40 MINUTES 24 SECONDS EAST A DISTANCE OF 657.14 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
9. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARE LENGTH OF 310.69 FEET, A DELTA ANGLE OF 033 DEGREES 35 MINUTES 16 SECONDS AND A CHORD BEARS, SOUTH 34 DEGREES 52 MINUTES 46 SECONDS EAST, A DISTANCE OF 306.27 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
10. SOUTH 18 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF 2375.90 FEET TO A SET 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
11. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET, AN ARE LENGTH OF 359.54 FEET, A DELTA ANGLE OF 020 DEGEES 00 MINUTES 00 SECONDS AND A CHORD BEARS, SOUTH 08 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF 357.72 FEET TO A SET 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
12. SOUTH 01 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 1953.42 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
13. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARE LENGTH OF 177.98 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, 08 DEGREES 56 MINUTES 01 SECONDS EAST, A DISTANCE OF 176.91 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
14. SOUTH 19 DEGREES 46 MINUTES 55 SECONDS EAST, A DISTANCE OF 594.49 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
15. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARE LENGTH OF 177.98 FEET. A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS. SOUTH 30 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 176.91 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
16. SOUTH 41 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 363.07 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
17. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 200.70 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, S 30 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 199.50 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
18. SOUTH 19 DEGREES 46 MINUTES 55 SECONDS EAST, A DISTANCE OF 723.66 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

19. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.68 FEET, A DELTA ANGLE OF 049 DEGREES 40 MINUTES 47 SECONDS AND A CHORD BEARS, S 44 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 21.00 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF REVERSE CURVATURE OF THE TRACT DESCRIBED HEREIN,

20. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 292.54 FEET, A DELTA ANGLE OF 279 DEGREES 21 MINUTES 34 SECONDS AND A CHORD BEARS, SOUTH 70 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF 77.65 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF REVERSE CURVATURE OF THE TRACT DESCRIBED HEREIN,

21. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.68 FEET, A DELTA ANGLE OF 049 DEGREES 40 MINUTES 47 SECONDS AND A CHORD BEARS, N 05 DEGREES 03 MINUTES 29 SECONDS EAST, A DISTANCE OF 21.00 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

22. NORTH 19 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 723.66 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

23. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 177.98 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, 30 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 176.91 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

24. NORTH 41 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 363.07 FEET TO A SET 1/2 IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

25. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 200.70 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, NORTH 30 37 FEET 48 INCHES WEST, A DISTANCE OF 199.50 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

26. NORTH 19 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 594.49 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

27. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 200.70 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, NORTH 08 DEGREES 56 SECONDS 01 MINUTES WEST, A DISTANCE OF 199.50 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

28. NORTH 01 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 1953.42 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

29. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 338.59 FEET, A DELTA ANGLE OF 020 DEGREES 00 MINUTES 00 SECONDS AND A CHORD BEARS, NORTH 08 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 336.88 FEET TO A SET IRON ROD WITH RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

30. NORTH 18 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 2375.90 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

31. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 275.52 FEET, A DELTA ANGLE OF 033 DEGREES 35 MINUTES 16 SECONDS AND A CHORD BEARS, 34 52 FEET 46 INCHES WEST, A DISTANCE OF 271.59 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

32. NORTH 51 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 657.14 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

33. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 50.05 FEET, A DELTA ANGLE OF 002 DEGREES 57 MINUTES 22 SECONDS AND A CHORD BEARS, N 53 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 50.04 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

34. NORTH 54 DEGREES 37 MINUTES 46 SECONDS WEST, A DISTANCE OF 164.97 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

35. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 118.92 FEET, A DELTA ANGLE OF 029 DEGREES 37 MINUTES 25 SECONDS AND A CHORD BEARS, NORTH 39 DEGREES 49 MINUTES 03 SECONDS WEST, A DISTANCE OF 117.60 FEET TO A SET 1/2 IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

36. NORTH 25 DEGREES 00 MINUTES 21 SECONDS WEST, A DISTANCE OF 59.02 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

37. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 13.97 FEET, A DELTA ANGLE OF 003 DEGREES 28 MINUTES 52 SECONDS AND A CHORD BEARS, NORTH 23 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 13.97 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

38. NORTH 21 DEGREES 31 MINUTES 28 SECONDS WEST, A DISTANCE OF 3.13 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN, AND

39. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.64 FEET, A DELTA ANGLE OF 088 DEGREES 33 MINUTES 36 SECONDS AND A CHORD BEARS, NORTH 65 DEGREES 48 MINUTES 17 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." IN THE NORTH LINE OF SAID 854.76 ACRE TRACT, FOR THE NORTHWEST CORNER AND A POINT OF NON-TANGENCY OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2 INCH IRON ROD IN THE APPARENT SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, FOR THE NORTHEAST CORNER A CALLED 30.83 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 292 PAGE 831 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF SAID 854.76 ACRE TRACT BEARS, SOUTH 69 DEGREES 54 MINUTES 55 SECONDS WEST, A DISTANCE OF 1101.12 FEET:

THENCE: NORTH 69 DEGREES 54 MINUTES 55 SECONDS EAST, WITH THE NORTH LINE OF SAID 854.76 ACRE TRACT, A DISTANCE OF 110.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.70 ACRES OF LAND SITUATED IN LAMPASAS COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT. GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE



DOCUMENT. DISTANCES RECITED HEREIN ARE GRID DISTANCES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/16/2018 and recorded in Book 353 Page 721 Document 11750 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: 11/05/2024

Time: 01:00 PM

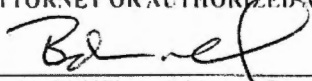
Place: Lampasas County, Texas at the following location: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 CALVIN LAVERNE CROSBY AND JENNIFER CROSBY, provides that it secures the payment of the indebtedness in the original principal amount of \$80,655.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

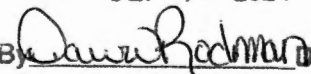
Certificate of Posting

I am Angela Zavala 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 9/19/2024 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.

FILED

8:05 a.m. \_\_\_\_\_ p.m. o'clock

SEP 19 2024

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

OCT 02 2024

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

## Notice of Substitute Trustee Sale

T.S. #: 24-10940

**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.**

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

Date: 11/5/2024

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 3:00 PM

Place: Lampasas County Courthouse in LAMPASAS, Texas, at the following location:  
**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**

**Property To Be Sold** - The property to be sold is described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing is dated 11/14/2022 and is recorded in the office of the County Clerk of Lampasas County, Texas, under County Clerk's File No 194890 recorded on 11/17/2022 of the Real Property Records of Lampasas County, Texas.

703 E AVENUE J  
LAMPASAS TEXAS 76550

Trustor(s):	JAMES MERCER	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for HOMETOWN EQUITY MORTGAGE, LLC, its successors and assigns
Current Beneficiary:	UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-3	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
Current Substituted Trustees:	Auction.com, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Rick Snoke, Prestige Default Services, LLC		

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.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the

T.S. #: 24-10940

unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures as more fully described in the Deed of Trust. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$345,000.00, executed by JAMES MERCER, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for HOMETOWN EQUITY MORTGAGE, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JAMES MERCER to JAMES MERCER. UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-3 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-3**

c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

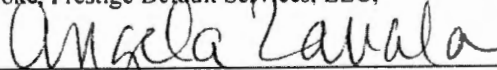
55 Beattie Place, Suite 100

Greenville, South Carolina 29601-2743

800-365-7107

Dated: 10/3/24

Auction.com, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts,  
Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

**EXHIBIT "A"**

Being 0.515 acres of the Eljan Ingram Survey, Abst. No. 412 in Lampasas County, Texas, and being the same tract of land described as 0.51 acres in a deed from James Lee Holtpauer to Zachary Ryan Huckabee, et al. dated December 10, 2020, as recorded in Vol. 578, Page 279 of the Deed Records of Lampasas County, Texas; said 0.515 acres being more particularly described as follows:

**BEGINNING** at a one inch iron pipe found at a fence corner on the north right of way line of F.M. Hwy. 560 (also known as East Avenue J) for the southeast corner hereof and the southwest corner of a 0.15 acre tract of land described in a deed to Richard L. Yeoman, et ux, as recorded in Vol. 478, Page 544 of said deed records.

**THENCE** with the north right of way line of said F.M. Hwy. 560 as follows,

70.28 feet clockwise along the arc of a circular curve with a radius of 1105.92 feet (long chord = South 68° 44' 53" West, 70.27 feet) to a 1/2 inch iron pin found;

South 70° 02' 33" West, 59.58 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the southeast corner of a 0.90 acre tract of land described in a deed to Shannon Kellner, as recorded in Vol. 377, Page 8 of said deed records;

**THENCE** North 21° 41' 16" West, with the east line of said 0.90 acre tract, 173.08 feet to a 1/2 inch iron pin found for the northeast corner of said 0.90 acre tract, being on the south line of a 4.71 acre tract of land described as Tract One in a deed to Christopher David Eicher, as recorded in Vol. 443, Page 281 of said deed records

**THENCE** North 70° 07' 47" East, with the south line of said 4.71 acre tract and along the general course of a fence, at 125.07 feet passing the southeast corner of said 4.71 acre tract and the southwest corner of a tract of land described in a deed to Fred H. Mims, et ux, as recorded in Vol. 324, Page 248 of said deed records, continuing with Mims' south line for a total distance of 130.03 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set for the northwest corner of a 0.37 acre tract of land described in a deed to Christopher Rogers, et ux, as recorded in Vol. 582, Page 327 of said deed records;

**THENCE** South 21° 38' 35" East, with the west line of said 0.37 acre tract, at 81.30 feet passing the southwest corner of said 0.37 acre tract and the northwest corner of said 0.15 acre tract, continuing with the west line of said 0.15 acre tract for a total distance of 171.30 feet to the **PLACE OF BEGINNING**, as surveyed on the ground on December 15, 2021, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith



11:22 a.m. p.m. o'clock

OCT 10 2024  
 By Habibullah Qureshi 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: BOTH TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON EXHIBIT A ATTACHED HERE TO AND MADE A PART HEREOF.

### TRACT ONE:

BEING 9.94 ACRES OF THE W.M. GATLIFF SURVEY, ABST. NO. 800 IN LAMPASAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM HARRELL V. CLARY, ET AL, TO JOHN D. BOWEN CONSTRUCTION CO., DATED DECEMBER 31, 2003, AS RECORDED IN VOLUME 394, PAGE 8 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS; SAID 9.94 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND TO BE MADE A PART OF CORRESPONDING SURVEY ATTACHED HERETO.

BEGINNING: AT A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF COUNTY ROAD 3220 FOR THE SOUTHWEST CORNER HEREOF AND THE SOUTHERNMOST SOUTHEAST CORNER OF A 48.066 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS (CONTRACTED TO ROBERT HARTWELL MCDONALD SR., ET AL), AS RECORDED IN VOLUME 328, PAGE 617 OF SAID DEED RECORDS;

THENCE NORTH 22 DEGREES 16 MINUTES 38 SECONDS WEST, WITH AN EAST LINE OF SAID 48.066 ACRE TRACT, 734.91 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF A 9.98 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BILLY D. MILLER, ET UX, AS RECORDED IN VOLUME 331, PAGE 430 OF SAID DEED RECORDS;

THENCE NORTH 68 DEGREES 42 MINUTES 35 SECONDS EAST, WITH A SOUTH LINE OF SAID 9.98 ACRE TRACT, 589.15 FEET TO A 1/2 INCH IRON PIN SET FOR AN INNER ELL CORNER OF SAID 9.98 ACRE TRACT;

THENCE SOUTH 22 DEGREES 15 MINUTES 15 SECONDS EAST, WITH A WEST LINE OF SAID 9.98 ACRE TRACT, 734.87 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID COUNTY ROAD 3220 FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 9.98 ACRE TRACT;

THENCE SOUTH 68 DEGREES 42 MINUTES 25 SECONDS WEST, WITH THE NORTH LINE OF SAID COUNTY ROAD 3220 AND ALONG THE GENERAL COURSE OF A FENCE 589.14 FEET TO THE PLACE OF BEGINNING, AS SURVEYED ON THE GROUND ON AUGUST 4, 2004 BY MAPLES & ASSOCIATES, IN, AND AS SHOWN ON AN ACCOMPANYING PLAT OF EVEN SURVEY DATE HERewith

### TRACT TWO:

BEING 0.50 ACRES OF THE W.M GATLIFF SURVEY, ABST NO. 800 IN LAMPASAS COUNTY, TEXAS, AND BEING PART OF A 19.92 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM DANA E. EVANS, ET UX TO MARILYN DIANE ATCHISON CLARY DATED DECEMBER 16, 1996, AS RECORDED IN VOLUME 328, PAGE 510 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS SAID 0.50 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND TO BE MADE A PART OF CORRESPONDING SURVEY ATTACHED HERETO.

BEGINNING AT A 3/8 INCH IRON PIN FOUND ON THE NORTH LINE OF COUNTY ROAD 27 FOR THE SOUTHEAST CORNER OF SAID 19.92 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A 9.98 ACRE TRACT OF LAND SURVEYED ON JANUARY 31, 1997;

THENCE SOUTH 69 DEGREES 09 MINUTES 51 SECONDS WEST, WITH THE SOUTH LINE OF SAID 19.92 ACRE TRACT AND SAID 9.98 ACRE TRACT, AND WITH THE NORTH LINE OF SAID COUNTY ROAD 27, 29.75 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 9.98 ACRE TRACT AND THE SOUTHEAST CORNER OF A 9.94 ACRE TRACT OF LAND SURVEYED ON JANUARY 31, 1997;

THENCE NORTH 22 DEGREES 5 MINUTES 15 SECONDS WEST, WITH WEST LINE OF SAID 9.98 ACRE TRACT AND THE EAST LINE OF SAID 9.94 ACRE TRACT, 734.87 WEST TO A 1/2 INCH IRON PIN SET FOR THE NORTHEAST CORNER OF SAID 9.94 ACRE TRACT AND AN INNER ELL CORNER OF SAID 9.98 ACRE TRACT;

THENCE NORTH 68 DEGREES 42 MINUTES 35 SECONDS EAST, 29.61 FEET TO A 1/2 INCH IRON PIN SET ON THE EAST LINE OF SAID 19.92 ACRE TRACT AND SAID 9.98 ACRE TRACT;

THENCE SOUTH 22 DEGREES 15 MINUTES 35 SECONDS EAST, WITH THE EAST LINE OF SAID 19.92 ACRE TRACT AND SAID 9.98 ACRE TRACT, 735.11 FEET TO THE PLACE OF BEGINNING AS SURVEYED ON THE GROUND ON APRIL 28, 1997, BY MAPLES & ASSOCIATES, INC.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/13/2016 and recorded in Book 327 Page 838 Document 164661 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: 11/05/2024

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.

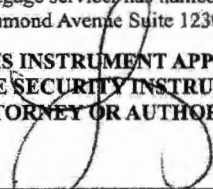
**5. Obligations Secured.** The Deed of Trust executed by MICHAEL W PETERSEN, provides that it secures the payment of the indebtedness in the original principal amount of \$199,234.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the



note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 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: [www.auction.com](http://www.auction.com) or (800) 280-2832

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.

OCT 10 2024  
 By Patricia Miller 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: BEING A 14.88 ACRE TRACT OF LAND OUT OF THE J.E. STEVENSON SURVEY, ABSTRACT NO. 835, AND THE LUCINDA PRIEST SURVEY, ABSTRACT NO. 1125, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 118.262 ACRE TRACT RECORDED IN VOLUME 518, PAGES 480-482, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A 1/2 INCH IRON ROD WITH RED "MATKIN-HOOVER ENG. AND SURVEY" PLASTIC CAP SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2001, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEARS SOUTH 70 DEGREES 19 MINUTES 32 SECONDS EAST, A DISTANCE OF 1952.94 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF THE CALLED 118.262 ACRE TRACT;

(1) THENCE, NORTH 19 DEGREES 40 MINUTES 15 SECONDS EAST, DEPARTING THE THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2001, WITH THE NORTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 887.88 FEET TO A 1/2 INCH IRON ROD WITH YELLOW "MAPLES RPLS 5043" CAP FOUND FOR CORNER AT AN INTERIOR CORNER OF THE CALLED 118.262 ACRE TRACT, A SOUTH CORNER OF A CALLED 123.3 ACRE TRACT DESIGNATED AS "FOURTH TRACT" BY DEED RECORDED IN VOLUME 345, PAGE 745, DEED RECORDS OF LAMPASAS COUNTY, TEXAS;

(2) THENCE, NORTH 70 DEGREES 19 MINUTES 17 SECONDS EAST, (NORTH 70 DEGREES 19 MINUTES 17 SECONDS EAST, RECORD) WITH THE SOUTHEAST BOUNDARY LINE OF THE CALLED 123.3 ACRE TRACT, THE NORTHWEST BOUNDARY LINE OF THE CALLED 118.62 ACRE TRACT, THE NORTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 548.86 FEET TO A 1/2 INCH IRON ROD WITH RED "MATKIN-HOOVER ENG. AND SURVEY" PLASTIC CAP SET FOR CORNER;

(3) THENCE, SOUTH 19 DEGREES 21 MINUTES 10 SECONDS EAST, (SOUTH 19 DEGREES 21 MINUTES 10 SECONDS EAST, RECORD) DEPARTING THE SOUTHWEST BOUNDARY LINE OF THE CALLED 123.3 ACRE TRACT, THE NORTHEAST BOUNDARY LINE OF THE CALLED 118.262 ACRE TRACT, WITH THE NORTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 277.72 FEET TO A 1/2 INCH IRON ROD WITH "MATKIN-HOOVER ENG. AND SURVEY" PLASTIC CAP SET FOR CORNER;

(4) THENCE, SOUTH 19 DEGREES 40 MINUTES 15 SECONDS WEST, A DISTANCE OF 1020.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2001, THE SOUTHWEST BOUNDARY LINE OF THE CALLED 118.262 ACRE TRACT;

(5) THENCE, NORTH 70 DEGREES 19 MINUTES 32 SECONDS WEST, (NORTH 70 DEGREES 19 MINUTES 32 SECONDS WEST, RECORD) WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2001, THE SOUTHWEST BOUNDARY LINE OF THE CALLED 118.262 ACRE TRACT, THE SOUTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 599.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.88 ACRES OF LAND, MORE OR LESS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 07/25/2016 and recorded in Book 326 Page 00242 Document 164189 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: 11/05/2024

Time: 01:00 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 BRENDA DICKINSON AND JOHN D. DICKINSON, provides that it secures the payment of the indebtedness in the original principal amount of \$75,905.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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 is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

**Information regarding the indebtedness and lien that is the subject of this sale:**

Note:

Date: September 15, 2008  
Maker: Corbin McMillion and Deborah McMillion  
Payee: First Ag Credit, FLCA  
Original Principal Amount: \$162,500.00  
Capital Farm Credit, FLCA Loan No. 882167

FILED  
8:15 a.m. \_\_\_\_\_ p.m. o'clock

OCT 15 2024

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

Deed of Trust:

Date: September 15, 2008  
Grantor: Corbin McMillion and Deborah McMillion  
Trustee: Terry D. Dane  
Recorded in: Vol. 245, Pg. 179, Deed of Trust Records of Lampasas County, Texas.

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

Two tracts of land, being a 19.34 acre tract of land out of the southeast one fourth of Section 2, of the East Texas R.R. Co. Survey, and being out of that certain tract of land conveyed to J.E. Conratt, as described in a deed recorded in Volume 60, page 547, of the Lampasas County Deed Records; and a 18.54 acre tract of land out of the southeast one fourth of Section 2, of the East Texas R.R. Co. Survey, and being out of that certain tract of land conveyed to J.E. Conratt, as described in a deed recorded in Volume 60, page 547, of the Lampasas County Deed Records, said tracts being more particularly described by metes and bounds in Exhibit A, attached hereto and incorporated herein.

Together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owned or hereafter acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Notwithstanding any other provision, reservation or exception contained in said Deed of Trust or on any exhibit thereto, the lien shall cover all of Grantor's water rights, including, but not limited to, rights to surface water, groundwater, underground water, percolating waters, rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, FLCA

**Information regarding the public sale to be held:**

Substitute Trustee: Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Michelle Jones, Richard H. Hester, and David Garvin

8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument dated October 8, 2024, executed by Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Lampasas County, Texas.

Date of Sale: November 5, 2024, being the first Tuesday in said month.


Time of Sale: The earliest time at which the sale will occur is 12:00p.m.(Noon), Lampasas, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Lampasas County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, FLCA appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, any one of the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Substitute Trustee nor the Capital Farm Credit, FLCA make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.

  
\_\_\_\_\_  
Angela Zavala, Substitute Trustee

Please return File-Stamped Copy to:

Will C. Griffis  
McCleskey, Harriger, Brazill & Graf, L.L.P.  
101 S. Park  
San Angelo, TX 76901



**EXHIBIT A**

Tract One: Being a 19.34 acre tract of land out of the southeast one fourth of Section 2, of the East Texas R.R. Co. Survey, and being out of that certain tract of land conveyed to J.E. Conradt, as described in a deed recorded in Volume 60, page 547, of the Lampasas County Deed Records.

BEGINNING at a steel stake in a fence line and from which place the S.W. Corner of said E.T.R.R. Co. Survey bears S 08° 27' W 683.1 feet and South 45 feet.

THENCE N 00° 46' E 680.0 feet to a steel stake.

THENCE S 89° 14' E 1261.7 feet to a steel stake driven in the west fence line of a F.M. Highway.

THENCE with fence as follows: S 13° 14' W 72.6 feet, S 05° 00' E 134 feet, S 01° 06' W 148.9 feet, and S 14° 00' W 335.9 feet to a steel stake.

THENCE N 89° 14' W 1181.7 feet to the place of beginning.

Tract Two: Being a 18.54 acre tract of land out of the southeast one fourth of Section 2, of the East Texas R.R. Co. Survey, and being out of that certain tract of land conveyed to J.E. Conradt, as described in a deed recorded in Volume 60, page 547, of the Lampasas County Deed Records.

BEGINNING at a steel stake in a fence line and from which place the S.W. corner of said survey bears South 45 feet.

THENCE N 08° 27' E 683.1 feet to a steel stake.

THENCE S 89° 14' E 1181.7 feet to a steel stake in a fence line.

THENCE with fence as follows: S 14° 00' W 239.9 feet, S 28° 56' E 67.8 feet, S 02° 48' E 94.3 feet, S 18° 44' E 118.8 feet, S 35° 53' E 171 feet, and S 89° 05' W 1400.5 feet to the place of beginning.

**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.**

Matter No.: 122878-TX

Date: September 19, 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

FILED

8:15 a.m. \_\_\_\_\_ p.m. o'clock

OCT 15 2024

By *Dawn Bohman* Deputy  
County Court, Lampasas County, TX  
Clerk, Dianne Miller

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 11/5/2024, 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, HOLLIS HAMILTON 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(c) 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: *Hollis Hamilton*

Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**

ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036