

STATE OF TEXAS
COUNTY OF LAMPASAS

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NOTICE OF FORECLOSURE SALE

FILED
8:30 a.m. _____ p.m. o'clock

AUG 14 2025
By Dawn Hedman Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

Deed of Trust ("Deed of Trust")

Dated: 01/01/2025

Grantor(s): Michael W. Petersen

Trustee: Keith P. Youngren, CPA, PLLC

Lender: Sun 1318 Corp.

Recorded in: 204695 of the Real Property Records of
Lampasas County, Texas

Secures: Promissory Note Secured by Deed of Trust
("Note") in the original principal amount of
\$53,704.57 executed by Grantor(s) and payable to
the order of Lender and all other indebtedness of
Grantor(s) to Lender

Property: The real property and improvements described in
the attached Exhibit A

Substitute Trustee: Michelle Jones, Angela Zavala, Richard Zavala, Jr
or Sharlet Watts

Substitute Trustee's
Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100
Austin, TX 78731

Mortgage Servicer: Sun 1318 Corp.

Mortgage Servicer's
Address: 4855 W. Hillsboro Blvd. B3, Coconut Creek, FL
33073

Foreclosure Sale:

Date: Tuesday, 10/07/2025

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 12:00 pm to 3:00 pm local time.

Place: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 Sun 1318 Corp.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Sun 1318 Corp., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Sun 1318 Corp.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Sun 1318 Corp. is representing Sun 1318 Corp. in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Sun 1318 Corp. and Sun 1318 Corp. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust.

The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Substitute 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 the Substitute Trustee.

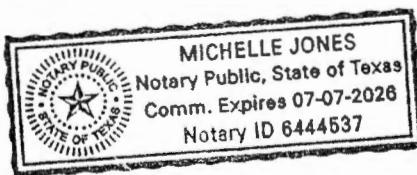
Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Angela Zavala
Angela Zavala Substitute Trustee

STATE OF TEXAS

COUNTY OF ~~LAMPASAS~~ ^{WJ} Williamson

This instrument was acknowledged before me by Angela Zavala on Aug 14, 2025



Michelle Jones
Notary Public, State of Texas
Commission Expires: 7-7-26
Printed Name:
Michelle Jones

Exhibit A: Property Description

BOTH TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON EXHIBIT A ATTACHED HERETO AND MADE APART 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 VOL. 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 VOL. 328, PAGE 617 OF SAID DEED RECORDS;

THENCE NORTH 22°16'38" 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 VOL. 331, PAGE 430 OF SAID DEED RECORDS;

THENCE NORTH 68°42'35" 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°15'15" 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°42'25" 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, ASST 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 VOL. 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 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°09'51" 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°5'15" 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 CORNER OF SAID 9.98 ACRE TRACT;

THENCE NORTH 68°42'35" 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°15'35" 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.

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

AUG 28 2025

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

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Michelle Jones, Angela Zavala, Agency Sales and Posting LLC, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE

TRUSTEE'S c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O.
ADDRESS: Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on October 07, 2025 between the hours of 12pm-3pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF The place of the sale shall be: At the west entrance to the Lampasas
SALE: County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in LAMPASAS County, Texas or as designated by the County



Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 05/07/2024 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 201697 in the real property records of Lampasas County Texas, with RANCH N INC. as Grantor(s) and CV3 FINANCIAL SERVICES LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by RANCH N INC. securing the payment of the indebtedness in the original principal amount of \$213,750.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by RANCH N INC.. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF ATLX 2025-RTL1 TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING 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 property securing the above referenced loan. FCI Lender Services Inc is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF ATLX 2025-RTL1 TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FCI Lender Services Inc, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS
CAPACITY AS OWNER TRUSTEE OF ATLX 2025-RTL1
TRUST
c/o FCI Lender Services Inc
8180 E. Kaiser Blvd
Anaheim Hills, CA 92809

LEGAL

DESCRIPTION OF PROPERTY TO BE SOLD: LOT EIGHT (8), IN BLOCK ONE (1), OF CEDAR CREEK ESTATES SECTION 1, LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 1, SLIDE 139, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS (the "Property")

REPORTED

PROPERTY ADDRESS: 348 COUNTY ROAD 4876, COPPERAS COVE, TX 76522

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of

any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

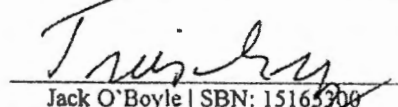
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this 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.

Signed on the 26 day of August, 2025.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

✓ Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on Aug. 28, 2025 I filed at the office of the Lampasas County Clerk and caused to be posted at the Lampasas County courthouse (or other designated place) this notice of sale.

Signed: Angela Zavala

Declarant's Name: Angela Zavala

Date: AUG 28 2025

8 FILED
a.m. p.m. o'clock
AUG 28 2025
By [Signature] Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller