

#20 pg. 1

APR 11 2024

*Elaine Cardenas*  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Rita C. Albin and Norbert J. Albin	<b>Deed of Trust Date</b>	September 24, 2009
<b>Original Mortgagee</b>	Wells Fargo Bank, N.A.	<b>Original Principal</b>	\$525,000.00
<b>Recording Information</b>	Instrument #: 2009-90025913 Book #: 3745 Page #: 714 in Hays County, Texas	<b>Original Trustee</b>	Robert K. Fowler
<b>Property Address</b>	3913 Cattleman Dr., Manchaca, TX 78652	<b>Property County</b>	Hays

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Ocwen Loan Acquisition Trust 2024-HB1 (If Trustee name is needed - Use Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2024-HB1)	<b>Mortgage Servicer</b>	PHH Mortgage Corporation
<b>Current Beneficiary</b>	Ocwen Loan Acquisition Trust 2024-HB1 (If Trustee name is needed - Use Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2024-HB1)	<b>Mortgage Servicer Address</b>	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

<b>Date of Sale</b>	05/07/2024
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The South door of the Hays County Government Center at 712 South Stagecoach Trail in Hays County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Hays County Commissioner's Court.
<b>Substitute Trustees</b>	Sara Edgington, Colette Mayers, Thomas Gilbraith, C Jacon Spence, Aarti Patel, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Deanna Ray, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Selim Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

Legal Description as per the Deed of Trust:  
**LOT 15, BLOCK D, SOUTHWEST TERRITORY, SECTION THREE, AN ADDITION IN HAYS AND TRAVIS COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 2, PAGES 189-191, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND IN VOLUME 79, PAGES 306-308, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.**

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 unpaid debt secured by the Deed of Trust at the time of sale.

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## NOTICE OF TRUSTEE'S SALE

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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 other 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 from the lien 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 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

**THIS 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.**

Dated April 8, 2024.

/s/ Selim H. Taherzadeh  
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

#20 Pg3

FILED THIS DAY OF MAY 2018  
CLERK DISTRICT COURT HAYS CO. TX  
By H. [Signature] Deputy

FILED

Cause No. 16-1991  
2018 MAY -9 AM 10:38

NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,  
Plaintiff,

Barbara [Signature]  
DISTRICT CLERK  
HAYS COUNTY, TEXAS

IN THE DISTRICT COURT

v.

RITA C. ALBIN  
Defendant.

OF HAYS COUNTY, TEXAS

In Re: 3913 CATTLEMAN DR.,  
MANCHACA, TEXAS 78652

22ND JUDICIAL DISTRICT

Amended  
SUMMARY JUDGMENT

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After considering plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company's, its successors or assigns, motion for summary judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation properly served on defendant(s) according to law and remained on file with the Clerk of this Court for the time prescribed by law.
2. Defendant, Rita C. Albin was properly served citation and filed an answer within the prescribed time and a reasonable time for discovery has elapsed. The last known address for defendant, Rita C. Albin is as follows: 3913 Cattleman Dr., Manchaca, Texas 78652.
3. Norbert J. Albin was a Mortgagor and obligor of the reverse mortgage debt. Norbert J. Albin, ("Decedent"), passed away on or about December 30, 2016. No probate has been opened for Decedent in the county where the property is located. Rita C. Albin was the spouse of Decedent at the time of the execution of the Loan Agreement. Therefore, at the time of origination of the Loan Agreement, the Property was community property. Per TEX. FAMILY CODE § 3.003, property possessed by either spouse during marriage is presumed to be community property. Consequently,

pursuant to TEX. ESTATES CODE § 201.003, upon Decedent's death Rita C. Albin inherited Decedent's one half interest in the Property and thus succeeds all of the community property.

4. None of the defendant(s) who were personally served are in active military service.

5. The Loan Agreement between Rita C. Albin, Decedent, and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

6. Plaintiff is entitled to the relief sought in plaintiff's second amended petition. Therefore:

IT IS ORDERED that

Plaintiff is the current "mortgagor", as that term is defined in TEX. PROP. CODE § 51 (01), of a valid Texas reverse mortgage "loan agreement", as that term is defined in TEX. BUS. & COM. CODE § 26.02, ("Loan Agreement") that was created in accordance with TEX. CONST. art. XVI § 50a(7) and secured by the real property and improvements commonly known as 3913 Cattleman Dr., Manchaca, Texas 78652, ("Property") and legally described as:

LOT 15, BLOCK D, SOUTHWEST TERRITORY, SECTION THREE, AN ADDITION IN HAYS AND TRAVIS COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 2, PAGES 189-191, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND IN VOLUME 79, PAGES 306-308, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

IT IS FURTHER ORDERED that Rita C. Albin was immediately vested with all of Decedent's right, title and interest in the Property.

IT IS FURTHER ORDERED that under TEX. CONST. art. XVI, § 50(k)(6)(D), the failure of the obligation specified in the loan documents to pay taxes and assessments on, or insure the homestead property qualified as a default event which required the payment of all principal and interest owed under the Loan Agreement. The necessary conditions precedent for plaintiff to exercise its rights under the security instrument by proceeding with a non-judicial foreclosure against the Property have been accomplished. Plaintiff will enforce its security interest by conducting a non-judicial foreclosure of its lien created under TEX. CONST. art. XVI §§ 50(a)(7) and 50(k) according to

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TEX. CONST. art. XVI § 50(k)(11), TEX. PROP. CODE § 51.002, and the terms of the Loan Agreement.

IT IS FURTHER ORDERED plaintiff has a valid lien on the Property by way of a security instrument dated September 24, 2009 and Filed under Volume 3745, Page 714 of the Official Public Records of Hays County, Texas

IT IS FURTHER ORDERED that the Loan Agreement between Mortgagee and Mortgagor is valid and under the terms of the Loan Agreement and Texas Law is in default.

IT IS FURTHER ORDERED that plaintiff, or its successors or assigns in interest, according to TEX. CONST. art. XVI, § 50(k)(11) shall enforce the Loan Agreement default by foreclosing the security interest encumbering the Property pursuant to the Loan Agreement or TEX. PROP. CODE § 51.002.

IT IS FURTHER ORDERED that this Judgment serves as an Order authorizing plaintiff, or its successors or assigns in interest, to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(?) and 50(k) in compliance with the Loan Agreement, TEX. CONST. art. XVI § 50(k)(11) and TEX. PROP. CODE § 51.002.

(\*)

IT IS FURTHER ORDERED that a copy of this Judgment shall be sent to defendant(s) with the notice of the date, time and place of the foreclosure sale.

IT IS FURTHER ORDERED that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

IT IS FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

IT IS FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.

IT IS FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

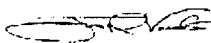
IT IS FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not granted herein is denied. This judgment disposes of all parties and all claims and is appealable.

SIGNED this 9<sup>th</sup> day of May 2018.

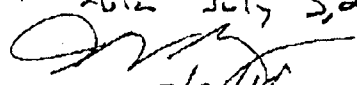
  
PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE:



Joseph M. Vacek  
State Bar No.: 24039948  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001-4320  
(972) 340-7809  
(972) 341-0734 (Facsimile)  
[JosephV@bdtgroup.com](mailto:JosephV@bdtgroup.com)

ATTORNEY FOR PLAINTIFF

⊛ Any foreclosure sale permitted by this order shall not occur until on or after July 3, 2018.  
  
5/9/18

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FILED  
HAYS COUNTY, TEXAS  
at 8:56 o'clock A M

APR 11 2024

Notice of Substitute Trustee Sale

*Elaine A. Carson*  
COUNTY CLERK

T.S. #: 24-10760

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: 5/7/2024  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM  
Place: Hays County Courthouse in SAN MARCOS, Texas, at the following location: On the front steps of the Hays County Government Building, 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:

LOT 53, BLOCK B, WATERLEAF SUBDIVISION PHASE B, SECTION 5, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 17, PAGE 152, PLAT RECORDS, HAYS COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 12/2/2021 and is recorded in the office of the County Clerk of Hays County, Texas, under County Clerk's File No 21066402, recorded on 12/3/2021, of the Real Property Records of Hays County, Texas.  
Property Address: 161 JASMINE CV KYLE TEXAS 78640

Trustor(s): NEIL BRITTAIN AND CHELSEA Original Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY, its successors and assigns  
RENEE BRITTAIN

Current Beneficiary: Planet Home Lending, LLC Loan Servicer: Planet Home Lending, LLC

Current Substituted Trustees: Auction.com, Angela Zavala, Richard Zavala, Jr., Michelle Jones, 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 with funds being made payable to Prestige Default Services, LLC, 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 unpaid debt secured by the deed of trust at the

T.S. #: 24-10760

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 sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by NEIL DOUGLAS BRITTAIN A MARRIED MAN AND CHELSEA RENEE BRITTAIN, SIGNING PRO FORMA TO PERFECT LIEN ONLY. 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 \$377,044.00, executed by NEIL DOUGLAS BRITTAIN A MARRIED MAN AND CHELSEA RENEE BRITTAIN, SIGNING PRO FORMA TO PERFECT LIEN ONLY, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of NEIL DOUGLAS BRITTAIN A MARRIED MAN AND CHELSEA RENEE BRITTAIN, SIGNING PRO FORMA TO PERFECT LIEN ONLY to NEIL BRITTAIN AND CHELSEA RENEE BRITTAIN. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

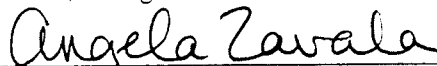
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

**Planet Home Lending, LLC**  
321 Research Parkway  
Meriden, Connecticut 06450-8301  
(855) 884-2250

Dated: APR 08 2024

Auction.com, Angela Zavala, Richard Zavala, Jr., Michelle Jones, 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  
Sale Line Information: (866) 539-4173  
Website: <https://www.servicelinkauction.com>



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T.S. #: 24-10760

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

APR 11 2024

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 service 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: April 20, 2021	Original Mortgagor/Grantor: ANNE JILLIAN SABADO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DIRECTIONS EQUITY, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 21020765	Property County: HAYS
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

\* 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 \$319,113.00, executed by ANNE JILLIAN SABADO and payable to the order of Lender.

Property Address/Mailing Address: 1109 DARTMOUTH ST, SAN MARCOS, TX 78666

Legal Description of Property to be Sold: LOT 136A, BLOCK 24, A RESUBDIVISION OF LOTS 133 THROUGH 144 OF BLOCK 24, WESTOVER ADDITION, AN ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 144, PLAT RECORDS, HAYS COUNTY, TEXAS.

Date of Sale: May 07, 2024	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: On the front steps of the Hays County Government Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Sharlet Watts, Angela Zavala, Michelle Jones whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Colette Mayers, Thomas Gilbraith, C Jason Spence, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr. whose address is 1 Mauchly Irvine, CA 92618 OR Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr 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.



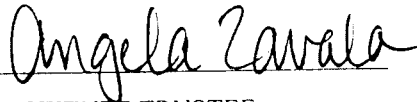
#22 pg. 2

**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 *LAKEVIEW LOAN SERVICING, LLC* 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, Sharlet Watts, Angela Zavala, Michelle Jones whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Colette Mayers, Thomas Gilbraith, C Jason Spence, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr. whose address is 1 Mauchly Irvine, CA 92618 OR Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr 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 Sharlet Watts, Angela Zavala, Michelle Jones whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Colette Mayers, Thomas Gilbraith, C Jason Spence, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr. whose address is 1 Mauchly Irvine, CA 92618 OR Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr 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

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

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

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HAYS COUNTY, TEXAS  
at 12:02 o'clock P.M.

APR 11 2024

*[Signature]*

00000010090694

121 CLARK COVE  
BUDA, TX 78610

**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: May 07, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL. 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 20, 2008 and recorded in Document CLERK'S FILE NO. 2008-80037500; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2012-12019792 real property records of HAYS County, Texas, with CARRI L TURNER AND HUSBAND, BRIAN K TURNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CARRI L TURNER AND HUSBAND, BRIAN K TURNER, securing the payment of the indebtednesses in the original principal amount of \$339,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COLONIAL SAVINGS, F.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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY  
BUILDING B  
FORT WORTH, TX 76102



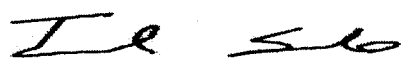
# 23 pg. 2

121 CLARK COVE  
BUDA, TX 78610

00000010090694

**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 AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, COLETTE MAYERS, THOMAS GILBRAITH, C JASON SPENCE, SHARLETT WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA JR., MICHAEL LATHAM, TOBEY LATHAM, JOHN LATHAM, OR BRETT ADAMS, 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 HAYS County Clerk and caused to be posted at the HAYS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

# 23 Pg. 3

121 CLARK COVE  
BUDA, TX 78610

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HAYS

**EXHIBIT "A"**

LOT 3, BLOCK C, RUBY RANCH PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 331, PLAT RECORDS, HAYS COUNTY, TEXAS.

#24 pg. 1

FILED  
HAYS COUNTY, TEXAS  
at 2:30 o'clock P.M.

APR 15 2024

*Elaine H. Carman*  
COUNTY CLERK

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, MIDCENTURY CUSTOM HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY delivered that one certain Deed of Trust dated SEPTEMBER 28, 2021, which is recorded in INSTRUMENT NO. 202121054551 of the real property records of HAYS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$943,730.53 payable to the order of HOUSEMAX FUNDING FUND I, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

**WHEREAS**, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS**, US MORTGAGE LOAN TRUST III, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**NOTICE IS HEREBY GIVEN** that on MAY 7, 2024, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 17, BLOCK L, OF CALITERRA, PHASE TWO, SECTION EIGHT, ACCORDING TO THE MAP OR PLAT OF RECORD UNDER COUNTY CLERK'S FILE NO. 18010022, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of HAYS County, Texas, for such sales (OR AT ON THE FRONT STEPS OF THE HAYS COUNTY GOVERNMENT BUILDING).

**NOTICE IS FURTHER GIVEN** that the address of FCI LENDER SERVICES, INC., the Mortgagee or Mortgage Servicer, is P.O. BOX 27370, ANAHEIM, CA 92809. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagee, the mortgagee, or the substitute trustee.

Dated: APRIL 15, 2024.

*[Signature]*  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR SHARLET WATTS OR  
ANGELA ZAVALA OR MICHELLE JONES

FILE NO.: FCI-1089  
PROPERTY: 822 BRIDGE WATER LOOP  
DRIPPING SPRINGS, TEXAS 78820  
MIDCENTURY CUSTOM HOMES, LLC

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



4814840

# 25 pg. 1

FILED  
HAYS COUNTY, TEXAS  
at 4:15 o'clock P.M.  
MAY 15 2024

# Notice of Substitute Trustee Sale

1. **Property to Be Sold.** The real property, improvements and personal property described in and mortgaged in the Deed of Trust, including the real property commonly known as 23100 N. IH 35, Kyle, TX, 78640 and legally described as:

*David Carson*  
COUNTY CLERK

Lot 1, Block A, SMITH DUWE SUBDIVISION, an addition to the City of Kyle, Hays County, Texas, according to the map or plat thereof recorded in Instrument No. 20035794, Official Public Records of Hays County, Texas.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust recorded as Document No. 23017508 of the Official Public Records of Hays County, Texas ("**Deed of Trust**").

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

- Date: Tuesday, May 7, 2024
- Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 P.M.
- Place: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

4. **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 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 cash on the day the Property is sold, as the purchase price will be payable immediately on acceptance of the bid by the Substitute Trustee.

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 nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee/Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.



# 25 pg. 2

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 sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. 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.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "**Obligations**"), including but not limited to the Promissory Note in the original principal amount of \$2,750,000.00, executed by Ultr8 LLC Series Leander. Tulsi Investment Group, LLC, a Texas limited liability company is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.

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

Dated: April 15, 2024



Quinn T. Martindale, Substitute Trustee  
3500 Jefferson St., Suite 330  
Austin, Texas 78731  
Ph: 512-782-2060

#26 pg. 1

FILED  
HAYS COUNTY, TEXAS  
at 8:25 o'clock P.M.  
APR 16 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Elaine H. Cardenas  
COUNTY CLERK

**DATE:** April 16, 2024

**SUBSTITUTE TRUSTEE:** SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES,  
BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729

**DEED OF TRUST:**

Date: April 28, 2023

Grantor: KBS REAL ESTATE INVESTMENTS, LLC,  
a Delaware limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180  
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 23015221, Official Public Records of Hays  
County, Texas

Property:

Lot 481, Block C, 2<sup>ND</sup> AMENDING PLAT OF WILLOW CREEK ESTATES –  
SECTION 12, a subdivision in Hays County, Texas, according to the map or plat  
thereof, recorded in Volume 14, Page 132, Plat Records, Hays County, Texas.

**NOTE:**

Date: April 28, 2023

Amount: \$365,000.00

Debtor: KBS REAL ESTATE INVESTMENTS, LLC,  
a Delaware limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**



Tuesday, May 7, 2024, at 1:00 p.m.

**PLACE OF SALE OF PROPERTY:**


On the front steps of the Hays County Government Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

**THIS 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.**

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

  
BENJAMIN K. WILLIAMS, Substitute Trustee  
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088

# 27 pg. 1

FILED  
HAYS COUNTY, TEXAS  
at 2:45 o'clock P.M.

NOTICE OF TRUSTEE'S SALE

APR 16 2024

STATE OF TEXAS §  
COUNTY OF HAYS §

Elaine Cardenas  
COUNTY CLERK

DATE: TUESDAY, APRIL 16, 2024  
DEED OF TRUST:  
DATE: JULY 17, 2015  
GRANTOR: BAEZ-HERNANDEZ, JOSE AND GOMEZ-DE LUCIO, ALMA  
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.  
RECORDED IN: VOL PAGE 2015-15029524 REAL PROPERTY RECORDS  
HAYS COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 36, Block F, Section 05, GREAT HILLS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 1432 Page 918, Plat Records of Hays County, Texas, and the Manufactured Home, Serial # , attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: MAY 7, 2024

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:  
HAYS GOVERNMENT CENTER  
712 S. STAGECOACH TRAIL  
SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:  
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, APRIL 16, 2024

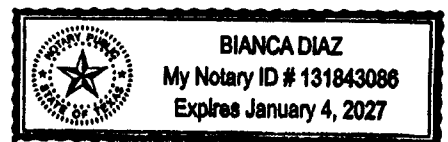
Dwight Hamilton  
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §  
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 16, 2024, by DWIGHT HAMILTON.

For more information contact:  
DWIGHT HAMILTON  
P O Box 17547  
Austin, Texas 78760-7547  
(512) 389-2027

Bianca Diaz  
Notary Public, State of Texas  
Notary's Name: BIANCA DIAZ  
My Commission Expires 1/4/2027



# 28 pg. 1

FILED  
HAYS COUNTY, TEXAS  
at 2:45 o'clock P.M.

NOTICE OF TRUSTEE'S SALE

APR 16 2024

STATE OF TEXAS §  
COUNTY OF HAYS §

Elaine H. Cardenas  
COUNTY CLERK

DATE: TUESDAY, APRIL 16, 2024  
DEED OF TRUST:  
DATE: JUNE 12, 2018  
GRANTOR: QUINTANILLA, ANDRES  
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.  
RECORDED IN: VOL 2011-11017757 PAGE REAL PROPERTY RECORDS  
HAYS COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 012, Block E, Section 3-B, GREAT HILLS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 10 Page 205-206, Plat Records of Hays County, Texas, and the 1994 PALM HARBOR/WINDSOR 28 X 66, Manufactured Home, Serial # MP151673AB, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: MAY 7, 2024

TIME OF SALE: The earliest time at which the sale will occur is 10 o'clock AM and the sale shall occur no later than three hours thereafter.

PLACE OF SALE OF PROPERTY:  
HAYS GOVERNMENT CENTER  
712 S. STAGECOACH TRAIL  
SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:  
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, APRIL 16, 2024

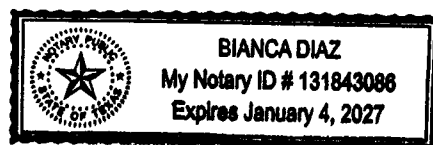
Dwight Hamilton  
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §  
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 16, 2024, by DWIGHT HAMILTON.

For more information contact:  
DWIGHT HAMILTON  
P O Box 17547  
Austin, Texas 78760-7547  
(512) 389-2027

Bianca Diaz  
Notary Public, State of Texas  
Notary's Name: BIANCA DIAZ  
My Commission Expires 1/4/2027



# 29 pg. 1

FILED  
HAYS COUNTY, TEXAS  
at 2:45 o'clock P M.

APR 16 2024

**NOTICE OF TRUSTEE'S SALE**

Elaine H. Carson  
COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF HAYS §

DATE: TUESDAY, APRIL 16, 2024  
DEED OF TRUST:  
DATE: APRIL 1, 2022  
GRANTOR: RUIZ, JUAN CARLOS  
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.  
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS  
HAYS COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 07, Block K, Section 07, GREAT HILLS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 21023106 Page , Plat Records of Hays County, Texas, and the Manufactured Home, Serial # , attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: MAY 7, 2024

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:  
HAYS GOVERNMENT CENTER  
712 S. STAGECOACH TRAIL  
SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:  
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, APRIL 16, 2024

Dwight Hamilton  
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §  
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 16, 2024, by DWIGHT HAMILTON.

For more information contact:  
DWIGHT HAMILTON  
P O Box 17547  
Austin, Texas 78760-7547  
(512) 389-2027

Bianca Diaz  
Notary Public, State of Texas  
Notary's Name: BIANCA DIAZ  
My Commission Expires 1/4/2027

