

Foreclosure Notices: February 3, 2026

1. Schindler, Malory

2. Kelly, Jason

3. Majia, Ever Benjamin Romero & Chavez, Elizabeth

4. Guerrero, Maria E.

5. Weiss, Earle D. & Weiss, April M.

6. Guerrero-Cervantes, Felipe & Montalongo, Cristina Zapata

7. Sarnu, Joseph & Bignz, Susan

8. Headrick, Michael

9. Trevino, Pablo Orta aka Trevino, Pablo O & Trevino, Zoraya

10. Robinson, Donte Tuishon & McKey, Shalinda Chantelle

11. Jones, Bettye S.

12. Itzep, Andrys Celestino & Itzep, Juan Nicolas

13. Urquiza, Alejandro

14. Torres, Jose R. Valazquez

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15. Ramirez, Daniel Alveiro Torres

16. Madrigalos, Jenny

17. Saucedo, Maria Dayci

18. Vazquez, Felipe

19. Acevedo, Blanca Nelly & Adorno, Luis Enrique

20. Alanis, Enrique Alberto Martinez & Maza, Cinthia Tatiana Sanchez

21. Jaramillo, Sindy Enriquez

22. Ramirez, Marcos Aureliano Jimenez

23. Banda, Jennifer Castillo

24. Rayes, Javier Gorostiza & Jaimes, Yanet Benitez

25. Hernandez, Claudio

26. Reyes, Silvia Aracely Aleman

27. Ramos, Miriam

28. Fuentes, Samantha Lizeth Lopez & Murillo, Edar Isai Mencia

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29. Torres, Alfredo Sifuentes

30. Hernandez, Stephany Larissa Veliz, & Perdomo, Cesar Nahum
cruz

31. Gutierrez, Iris Del Carmen

32. Small, Penny Kay

33. Lopez, William

34. Ramirez, Ana Teresita

35. Artola, Eberto Ruben Benavides

36. Ramirez, Jose Alfredo Sierra

37. Cruts, Douglas W. & Cruts, Valerie M.

25-04715

107 COMAL COVE, ELGIN, TX 78621

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**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

LOT 30, BLOCK A OF COUNTY LINE SUBDIVISION PHASE I, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 4, PAGE 62A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated July 10, 2017 and recorded on July 12, 2017 at Instrument Number 20170016 in the real property records of BASTROP County, Texas, which contains a power of sale.

Sale Information:

February 3, 2026, at 10:00 AM, or not later than three hours thereafter, at the north door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by MALORY SCHINDLER secures the repayment of a Note dated July 10, 2017 in the amount of \$176,739.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

FILED

NOV 25 2025

Krista Bartsch
Bastrop County Clerk

8:45 Am



4858950

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Angela Zavala

Substitute Trustee(s): Aarti Patel, Violet Nunez,
Daniel McQuade, Marcela Cantu, Cary Corenblum,
Joshua Sanders, Aleena Litten Auction.com LLC, ,
Sharlet Watts, ~~Angela Zavala, Richard Zavala Jr.,~~
Michelle Jones, ~~Megan L. Randle, Ebbie Murphy,~~
Sharlet Watts, Angela Zavala, Michelle Jones,
Jennyfer Sakiewicz, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 25 day of
November, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of BASTROP County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/9/2025	Grantor(s)/Mortgagor(s): JASON KELLY, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR THE GIBRALTAR GROUP MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: CMG Mortgage, Inc.
Recorded in: Volume: N/A Page: N/A Instrument No: 202500562	Property County: BASTROP
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd , Ewing, NJ 08618
Date of Sale: 2/3/2026	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 426, BLOCK 5, TAHITIAN VILLAGE, UNIT 5, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN PLAT CABINET 1, PAGE 101A, PLAT RECORDS OF BASTROP COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Auction.com LLC, Sharlet Watts, Angela Zavala, Richard Zavala Jr, Michelle Jones, Michelle Jones or Richard Zavala, Jr, Taylor Grantham, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 12/10/2025

deydr

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated:

12/11/25

Printed Name:

Angela Zavala

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com>

FILED

DEC 11 2025

Krista Bartsch
Bastrop County Clerk
8.16 AM

MH File Number: TX-25-125012-POS
Loan Type: VA

FILED

DEC 11 2025

Krista Bartsch
Bastrop County Clerk

8:16 AM

3

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-19472-TX

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: **2/3/2026**
Time: **The earliest time the sale will begin is 10:00 AM**, or within three (3) hours after that time.
Place: Bastrop County Courthouse, Texas, at the following location: 803 Pine Street, Bastrop, TX 78602 NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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 48, BLOCK C, OF PEPPERGRASS PHASE 1B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET 7, PAGE 65A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Commonly known as: 14109 PRASKY TRAIL ELGIN, TX 78621

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 9/28/2023 and recorded in the office of the County Clerk of Bastrop County, Texas, recorded on 9/28/2023 under County Clerk's File No 202314646, in Book -- and Page -- of the Real Property Records of Bastrop County, Texas.

Grantor(s):	EVER BENJAMIN ROMERO MEJIA AND ELIZABETH CHAVEZ, HUSBAND AND WIFE
Original Trustee:	Angela R Hernandez
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

T.S. #: 2025-19472-TX

authorized to collect the debt and to administer any resulting foreclosure of the referenced 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 mortgagee 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.

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. 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 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. 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.

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 \$302,018.00, executed by EVER BENJAMIN ROMERO MEJIA AND ELIZABETH CHAVEZ, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee 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(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2025-19472-TX

Dated: 12/11/25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC

Angela Zavala
c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

FILED

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DEC 11 2025

Krista Bartsch
Bastrop County Clerk

8:16 AM

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.: 138837-TX

Date: December 9, 2025

County where Real Property is Located: Bastrop

ORIGINAL MORTGAGOR: MARIA E GUERRERO, A FEME SOLE

ORIGINAL MORTGAGEE: THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL
HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES
DEPARTMENT OF AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 8/29/2002, RECORDING INFORMATION: Recorded on 8/29/2002, as Instrument No.
200213817 in Book 1256 Page 908

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 26, BLOCK E, SHENANDOAH
SUBDIVISION, PHASE THREE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO 4, PAGE 35 B, PLAT RECORDS
OF BASTROP COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/3/2026, the foreclosure sale will be conducted in
Bastrop 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 10:00 AM, 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.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the
Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the
Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage
Servicer, is representing the Mortgagee, whose address is:

United States of America acting through the Rural Housing Service or successor agency, United States Department
of Agriculture
c/o Dawson's Management - USDA
1455 Pleasant Hill Rd, Ste 206, Mailbox 209
Lawrenceville, GA 30044



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.

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 AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP 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(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

FILED

DEC 11 2025

C&M No. 44-25-03882/ FILE NOS

Krista Bartsch 8:16
Bastrop County Clerk AM

(5)

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 04, 2013 and recorded under Vol. 2204, Page 382, or Clerk's File No. 201300927, in the real property records of Bastrop County Texas, with Earle D. Weiss and April M. Weiss, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Securynational Mortgage Company, a Utah Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Earle D. Weiss and April M. Weiss, husband and wife securing payment of the indebtedness in the original principal amount of \$207,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Earle D. Weiss and April M. Weiss. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

Legal Description:

BEING A 1.000 ACRE TRACT OR PARCEL OF LAND OUT OF AND BEING A PART OF THE BASTROP TOWN TRACT, A-11, IN BASTROP COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 23.900 ACRE TRACT DESIGNATED TRACT NO. 3 IN A DEED FROM JOHN C. WEISS AND WIFE, ELAINE K. WEISS TO EARLE D. WEISS AND WIFE, APRIL M. WEISS, RECORDED IN VOL. 1458, PAGE 806, BASTROP COUNTY OFFICIAL PUBLIC RECORDS. HEREIN DESCRIBED TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 02/03/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Bastrop County Courthouse, Texas at the following location: At the north door of the Bastrop County Courthouse 803 Pine Street, Bastrop, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A 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.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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 L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 12/08/2025.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Angela Zavala
Printed Name: Angela Zavala

C&M No. 44-25-03882

BEING a 1.000 acre tract or parcel of land out of and being a part of the Bastrop Town Tract, A-11, in Bastrop County, Texas, and being a part of that certain 23.900 acre tract designated Tract No. 3 in a deed from John C. Weiss and wife, Elaine K. Weiss to Earle D. Weiss and wife, April M. Weiss, recorded in Vol. 1458, Page 806, Bastrop County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 23.900 acre tract, a 1/2 inch iron rod found at a fence corner in the west line of that certain 192 acre tract described as Third Tract in a deed from Bruno A. Herms, et. ux., to Fred E. Herms, recorded in Vol. 128, Page 400, Bastrop County Deed Records. Said point being in the east line of a 60 foot access easement.

THENCE with the west line of the Herms 192 acre tract and east line of the 23.900 acre tract and 60 foot easement, N 00 deg. 34 min. 09 sec. W, 169.81 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE N 88 deg. 22 min. 58 sec. W, 288.46 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 00 deg. 22 min. 59 sec. W, 65.89 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 89 deg. 27 min. 16 sec. W, 208.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 00 deg. 32 min. 44 sec. E, 182.00 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 89 deg. 27 min. 16 sec. E, 208.00 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE S 00 deg. 32 min. 44 sec. W, 96.11 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 88 deg. 22 min. 58 sec. E, 287.88 feet to a 5/8 inch iron rod set in the east line of the 23.900 acre tract and 60 foot easement, the west line of the Herms Tract, for the northeast corner of this tract.

THENCE with the east line of the 23.900 acre tract and 60 foot access easement, the west line of the Herms Tract, S 00 deg. 34 min. 09 sec.

E, 20.01 feet to the POINT OF BEGINNING, containing 1.000 acre of
land.

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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: LOT THIRTY-THREE (33), BLOCK A, CIELO VISTA RANCH, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 4, PAGE 96A, PLAT RECORDS, BASTROP COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/15/2007 and recorded in Book 1730 Page 364 Document 200704959 real property records of Bastrop County, Texas.

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

Date: 02/03/2026

Time: 01:00 PM

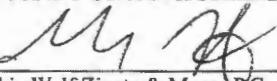
Place: Bastrop County, Texas at the following location: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 FELIPE GUERRERO-CERVANTES AND CRISTINA ZAPATA MONTELONGO, provides that it secures the payment of the indebtedness in the original principal amount of \$101,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Citigroup Mortgage Loan Trust 2021-RP6 is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Citigroup Mortgage Loan Trust 2021-RP6 c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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

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 Bastrop County Clerk and caused it to be posted at the location directed by the Bastrop County Commissioners Court.

FILED

DEC 11 2025

Krista Bartsch
Bastrop County Clerk
10:12 AM

FILED

7

DEC 29 2025

Krista Bartsch
Bastrop County Clerk

11 06 AM

STATE OF TEXAS

COUNTY OF BASTROP

NOTICE OF FORECLOSURE SALE

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A" (the "Property").

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

Date: February 3, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: As directed by the Bastrop County Commissioners Court.

The Deed of Trust or other Security Document permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Security Document 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted in a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust or other Security Document 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 or Security Document 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.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust or Security Document, 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 or Security Document. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust or other Security Document, dated May 4, 2023, and executed by Joseph Sarne and Susan Bienz (the “Deed of Trust” or “Security Document”).

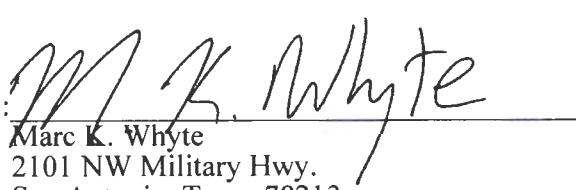
5. Obligations Secured. The Deed of Trust or other Security Document provides that it secures the payment of the indebtedness and obligations therein described (collectively the “Obligations”), including but not limited to Real Estate Lien Note or other Commercial Security Agreement dated May 4, 2023, and executed by Joseph Sarne and Susan Bienz (collectively as “Maker”), and Randolph Brooks Federal Credit Union, as Payee, in the original principal amount of \$64,000.00 (the “Note”).

Randolph Brooks Federal Credit Union is the current owner and holder of the obligation and is the beneficiary under the Deed of Trust or other Security Document.

6. Default And Request To Act. Default has occurred under the Deed of Trust or other Security Document and the Beneficiaries have requested me, as an appointed Substitute Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or substitute trustee to conduct the sale.

DATED: December 22, 2025.

By:


Marc K. Whyte
2101 NW Military Hwy.
San Antonio, Texas 78213

SUBSTITUTE TRUSTEE

EXHIBIT “A”

ADDRESS: Lots 1496, 1497 & 1498, Bastrop, TX, 78602

LEGAL DESCRIPTION:

LOT 1496A, TAHITIAN VILLAGE UNIT 1 AMENDING LOTS OF 1-1496, 1-1497 AND 1-1498, BLOCK 14A, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 7, PAGE 192A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

DEC 30 2025 8:37 AM

C&M No. 44-25-00481/ FILE NOS

Krista Bartsch
Bastrop County Clerk

(8)

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 6, 2023 and recorded under Clerk's File No. 202318190, in the real property records of BASTROP County Texas, with Michael Headrick, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael Headrick, single man securing payment of the indebtedness in the original principal amount of \$310,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Michael Headrick. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT THREE (3), OF RIVERSIDE VISTA, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET 1, PAGE 195B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/03/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: BASTROP County Courthouse, Texas at the following location: At the north door of the Bastrop County Courthouse 803 Pine Street, Bastrop, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A 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.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

44-25-00481
BASTROP

4862101

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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 L. Randle, Ebble Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz, ServiceLink Auction, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on December 29, 2025.

/s/ Kelly M. Doherty SBOT No. 24118059, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Angela Zavala

Printed Name: Angela Zavala

C&M No. 44-25-00481

9
FILED

PNC BANK, N.A. (NCM)
TREVINO, PABLO
120 HANNAH ROAD, SMITHVILLE, TX 78957

CONVENTIONAL
Firm File Number: 25-042783

DEC 30 2025 8:37 AM

Krista Bartsch
Bastrop County Clerk

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 27, 2017, PABLO ORTA TREVINO AKA PABLO O TREVINO AND ZORAYA TREVINO, A MARRIED COUPLE, as Grantor(s), executed a Deed of Trust conveying to BEN HAYES RIGGS, as Trustee, the Real Estate hereinafter described, to COMPASS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of BASTROP COUNTY, TX and is recorded under Clerk's File/Instrument Number 201714531, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, February 3, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in BASTROP COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Bastrop, State of Texas:

THE FOLLOWING DESCRIBED LAND IN THE CITY OF SMITHVILLE, COUNTY OF BASTROP, STATE OF TEXAS, TO-WIT: BEING 5.142 ACRES OF LAND OUT OF THE T.J. GAZLEY LEAGUE IN BASTROP COUNTY, TEXAS, SAID 5.142 ACRE TRACT BEING A PORTION OF THAT 36.18 ACRE TRACT OF LAND CONVEYED BY JOSEPH M. HUGHES, ET UX TO LAWRENCE PIPKIN BY DEED DATED AUGUST 14, 1981 AND RECORDED IN VOLUME 300 PAGE 738 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, SAID 5.142 ACRE TRACT BEING SHOWN AS TRACT NO 9 ON THE SUBDIVISION PLAT OF SAID, 36.18 PIPKIN TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. BEGINNING AT A STEEL PIN IN THE NORTH LINE OF SAID 36.18 ACRE PIPKIN TRACT, SAID POINT OF BEGINNING BEING N73° 56' E, 936.36 FEET FROM THE NORTHWEST CORNER OF SAID 36.18 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN. THENCE N73MIN 56SEC E ALONG THE NORTH LINE OF SAID 36.18 ACRE TRACT AS FENCED A DISTANCE OF 247.01 FEET TO A POINT. THENCE CONTINUEING ALONG THE NORTH FENCE LINE OF SAID 36.18 ACRE TRACT N84FT 33IN E, 63.06 FEET TO A STEEL PIN MARKING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HERE IN; THENCE DUE SOUTH 760.67 FEET TO A STEEL PIN MARKING THE SOUTHEAST CORNER OF THIS TRACT, SAID PIN BEING IN THE CENTERLINE OF A 50 FOOT ROAD EASEMENT; THENCE ALONG THE CENTERLINE OF SAID 50 FOOT ROAD EASEMENT S63FT 29IN W 48.63 FEET AND N 88FT 25IN W, 257.10 FENCED TO A STEEL PIN MARKING THE SOUTHWEST CORNER OF THIS TRACT, THENCE DUE NORTH, 700.97 FEET TO THE PLACE OF BEGINNING AND CONTINING 5.142 ACRES OF LAND WITHIN THESE METES AND BOUNDS. THIS BEING THE SAME PROPERTY CONVEYED TO PABLO ORTA TREVINO BY DEED FROM ROBERT E. JENKINS, JR., ROBERT W. NAUERT, RONALD J. PUCKETT, ALLEN WAYNE BECK AND MARC DANIEL BECK, D/B/A SOUTH 95, DATED 2/7/2011 AND RECORDED ON 2/23/2011 IN INSTRUMENT 201101983, IN THE BASTROP COUNTY RECORDERS OFFICE.

Property Address:	120 HANNAH ROAD SMITHVILLE, TX 78957
Mortgage Servicer:	PNC BANK, N.A.
Mortgagor:	PNC BANK, NATIONAL ASSOCIATION 3232 NEWMARK DRIVE MIAMISBURG, OH 45342-5433

The Mortgage Servicer is authorized to represent the Mortgagor by virtue of a servicing agreement with the Mortgagor. 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.

**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**

SUBSTITUTE TRUSTEE
Tejas Corporate Services, LLC
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day December 26, 2025.



By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for PNC Bank, National Association

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 military service to the sender of this notice immediately.

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/10/2022	Grantor(s)/Mortgagor(s): DONTE TUISHON ROBINSON, A SINGLE MAN AND SHALINDA CHANTELE MCKEY, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CMG MORTGAGE, INC DBA CMG FINANCIAL, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: CMG Mortgage, Inc.
Recorded in: Volume: N/A Page: N/A Instrument No: 202213524	Property County: BASTROP
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd, Ewing, NJ 08618
Date of Sale: 2/3/2026	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 43, BLOCK H, OF DOUBLE EAGLE RANCH, SECTION 3, PHASE A, A SUBDIVISION IN BASTROP COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 7, PAGE 24A, PLAT RECORDS OF BASTROP COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Auction.com LLC, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Michelle Jones or Richard Zavala, Jr, Taylor Grantham, Cole Patton, Myra Hornayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 12/19/2025

Thuy Frazier

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated: DEC 30 2025

Angela Zavala

Printed Name:

Angela Zavala

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED

DEC 30 2025

Krista Bartsch
Bastrop County Clerk

8:37 AM

MH File Number: TX-25-125193-POS
Loan Type: Conventional Residential

DEC 30 2025 10:36 AM

Krista Bartsch
Bastrop County Clerk

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: 1.286 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE M. ANDREWS SURVEY, A-74, LOCATED IN BASTROP COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "1.29 ACRES", SAME BEING CONVEYED IN A TRUSTEE'S DEED FROM MONICA SCHULTZ PECKHAM TO OAKWOOD ACCEPTANCE CORP. DATED 5-01-01 AND RECORDED IN VOLUME 1125, PAGE 412 OF THE OFFICIAL RECORDS OF BASTROP COUNTY (ORBC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 ON APRIL 12, 2002; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SUBJECT TRACT AT A POINT WHERE THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 2571 INTERSECTS THE WEST MARGIN OF SWEET HILL ROAD, SAME BEING FOR THE NORTHEAST CORNER OF SAID "1.29 ACRES"; FOUND A 1/2 INCH IRON ROD AT SAME CORNER;

THENCE SOUTH 16 DEGREES 10 MINUTES 00 SECONDS WEST (BASIS OF BEARINGS) WITH A LINE FOR THE EAST LINE OF SAID "1.29 ACRES", GENERALLY ALONG A FENCE, A DISTANCE OF 95.77 FEET TO A 1/2 INCH IRON ROD FOUND (AT FENCE CORNER) FOR AN EXTERIOR CORNER OF SAME, ALSO BEING FOR THE APPARENT NORTHEAST CORNER OF A CALLED "2.7 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM JIM GRADY HAYWOOD TO ADDIE B. HAYWOOD DATED 4-16-87 AND RECORDED IN VOLUME 459, PAGE 720 OF SAID ORBC;

THENCE SOUTH 83 DEGREES 01 MINUTES 51 SECONDS WEST WITH A LINE FOR THE COMMON LINE OF SAID "1.29 ACRES" AND "2.7 ACRES", PARTIALLY ALONG A FENCE, A DISTANCE OF 115.58 FEET TO A 1/2 INCH IRON ROD FOUND (AT FENCE CORNER) FOR THE SOUTHEAST CORNER OF SAID "1.29 ACRES", SAME BEING FOR THE EASTERNMOST CORNER OF A CALLED "19.187 ACRES" CONVEYED IN A WARRANTY DEED FROM EARLENE J. JONES, ET UX, TO THE VETERANS LAND BOARD OF TEXAS DATED 12-22-98 AND RECORDED IN VOLUME 954, PAGE 259 OF SAID ORBC;

THENCE NORTH 59 DEGREES 50 MINUTES 22 SECONDS WEST WITH A LINE FOR THE COMMON LINE OF SAID "1.29 ACRES" AND "19.187 ACRES", GENERALLY ALONG A FENCE, A DISTANCE OF 216.48 FEET TO A 1/2 INCH IRON ROD FOUND (AT FENCE CORNER) FOR THE SOUTHWEST CORNER OF SAID "1.29 ACRES", SAME BEING FOR AN EXTERIOR CORNER OF THE RESIDUE OF A CALLED "29 ACRES" CONVEYED IN A DEED FROM OLEVIA ROBERSON, A WIDOW, TO CARROLL CRANEY DATED 9-3-37 AND RECORDED IN VOLUME 99, PAGE 63 OF THE BASTROP COUNTY DEED RECORDS; FOUND A 1/2 INCH IRON ROD AT SAME CORNER (AT THE BASE OF A FENCE CORNER);

THENCE NORTH 18 DEGREES 41 MINUTES 39 SECONDS WEST WITH A LINE FOR THE WEST LINE OF SAID "1.29 ACRES", GENERALLY ALONG A FENCE, A DISTANCE OF 39.42 FEET TO A 9 INCH CEDAR TREE FOUND FOR AN EXTERIOR CORNER OF SAME;

THENCE WITH OLD FENCE REMNANTS, SAME BEING SAID WEST LINE OF SAID "1.29 ACRES", THE FOLLOWING CALLS:

NORTH 05 DEGREES 31 MINUTES 23 SECONDS EAST 61.22 FEET TO A 1/2 INCH IRON ROD (WITH CAP) SET AT AN ANGLE, NORTH 24 DEGREES 07 MINUTES 49 SECONDS EAST 44.11 FEET TO A FENCE POST FENCE ANGLE AND NORTH 29 DEGREES 12 MINUTES 10 SECONDS EAST 52.12 FEET TO A 1/2 INCH IRON ROD (WITH CAP) SET AT THE BASE OF A 10 INCH FENCE POST FENCE CORNER, SAME BEING FOR THE NORTHWEST CORNER OF SAID "1.29 ACRES".

THENCE SOUTH 57 DEGREES 22 MINUTES 48 SECONDS EAST, GENERALLY ALONG A FENCE, SAME BEING THE SOUTH MARGIN (AS FENCED) OF SAID FARM-TO-MARKET ROAD NO. 2571 AND FOR THE NORTH LINE OF SAID "1.29 ACRES", A DISTANCE OF 346.50 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 1.286 ACRES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/31/2002 and recorded in Book 1235 Page 239 Document 200209131 real property records of Bastrop County, Texas.3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 02/03/2026

Time: 10:00 AM

Place: Bastrop County, Texas at the following location: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX 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 mortgagor 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 BETTYE S JONES, provides that it secures the payment of the indebtedness in the original principal amount of \$80,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., PRIME MORTGAGE TRUST, CERTIFICATES SERIES 2005-5, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE 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 STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., PRIME MORTGAGE TRUST, CERTIFICATES SERIES 2005-5, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE 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 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 Bastrop County Clerk and caused it to be posted at the location directed by the Bastrop County Commissioners Court.

12

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **January 6, 2026**

JAN 06 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

Bastrop County Clerk

12:57 pm

Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Note: **SEVENTY- TWO THOUSAND NINE HUNDRED FIFTY AND
NO/100THS DOLLARS (\$72,950.00)**

Deed of Trust

Date: **April 9, 2020**

Grantor: **ANDRES CELESTINO ITZEP, A MARRIED PERSON AND JUAN
NICOLAS ITZEP A SINGLE PERSON**

Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated April 9, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership ANDRES CELESTINO ITZEP, A MARRIED PERSON AND JUAN NICOLAS ITZEP A SINGLE PERSON, recorded under Clerk's Document No. 202006548 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ANDRES CELESTINO ITZEP, A MARRIED PERSON AND JUAN NICOLAS ITZEP A SINGLE PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202006549 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 2, Block J, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The front steps of the courthouse entrance with a physical address of
803 Pine St #112, Bastrop, Texas 78602.**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.



SAN JUANA ALVAREZ, Substitute Trustee

(13)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

JAN 06 2026

Krista Bartsch

Bastrop County Clerk

12:57 pm

Date: January 6, 2026

Substitute Trustee: SAN JUANA ALVAREZ

Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558

Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited
partnership

Note: NINETY-SIX THOUSAND FOUR HUNDRED AND
NO100TH (\$96,000.00)

Deed of Trust

Date: August 10, 2020

Grantor: ALEJANDRO URQUIZA, A MARRIED PERSON

Lender: CENTEX CARTER'S GROVE, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated August 10, 2020 executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership ALEJANDRO URQUIZA, A MARRIED PERSON, recorded under Clerk's Document No. 202016721 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ALEJANDRO URQUIZA, A MARRIED PERSON, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202016722 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 50, Block A, THE ESTATES AT CARTER'S GROVE, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page 16A, Plat Records of Bastrop County, Texas.

County: Bastrop

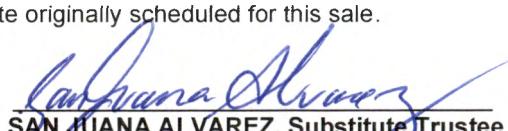
Date of Sale (first Tuesday of month): February 3, 2026

Time of Sale: 10:00 a.m.

Place of Sale: The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

14
FILED
JAN 06 2026
Krista Bartsch
Bastrop County Clerk
12:57 pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **January 6, 2026**

Substitute Trustee: **SAN JUANA ALVAREZ**

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED FIFTY-ONE THOUSAND, NINE HUNDRED AND
NO/100THS DOLLARS (\$151,900.00)**

Deed of Trust

Date: **April 15, 2025**

Grantor: **JOSE R VELAZQUEZ TORRES**

Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated April 15, 2025 executed by CENTEX LA CONDESA, L.P., a Texas Limited Partnership JOSE R VELAZQUEZ TORRES, recorded under Clerk's Document No. 202508198 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE R VELAZQUEZ TORRES, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202508199 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 23, Block C, LA CONDESA SUBDIVISION, Bastrop County, Texas, as per Map or Plat thereof recorded under Cabinet 9, Pages 22B – 25A, Official Public Records, Bastrop County, Texas.

County: **Bastrop**

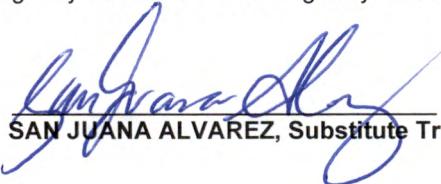
Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

15
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JAN 06 2026

Krista Bartsch
Bastrop County Clerk
12:57 pm

Date: **January 6, 2026**

Substitute Trustee: **SAN JUANA ALVAREZ**

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED FORTY-ONE THOUSAND, NINE HUNDRED
AND NO/100THS DOLLARS (\$141,900.00)**

Deed of Trust

Date: **July 22, 2025**

Grantor: **DANIEL ALVEIRO TORRES RAMIREZ**

Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated July 22, 2025
executed by CENTEX LA CONDESA, L.P., a Texas Limited Partnership DANIEL
ALVEIRO TORRES RAMIREZ, recorded under Clerk's Document No. 202512604 Official
Records, Bastrop County, Texas, and being further secured by Deed of Trust of even
date therewith DANIEL ALVEIRO TORRES RAMIREZ to SAN JUANA ALVAREZ, Trustee,
recorded under Clerk's Document No. 202512605 Official Records, Bastrop County,
Texas.**

Property: (including any improvements), All of Lot 9, Block E, LA CONDESA
SUBDIVISION, Bastrop County, Texas, as per Map or Plat thereof recorded under Cabinet 9,
Pages 22B – 25A, Official Public Records, Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The front steps of the courthouse entrance with a physical address
of 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the
sale will occur is the Time of Sale, and the sale will be conducted no later than three hours
thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the
sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust
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. Such reposting or refiling may be after the date originally scheduled for
this sale.


SAN JUANA ALVAREZ, Substitute Trustee

16

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **January 6, 2026** JAN 06 2026
Substitute Trustee: **SAN JUANA ALVAREZ** Krista Bartsch
Substitute Trustee's Address: **P.O. Box 365** Bastrop County Clerk
La Blanca, Texas 78558 12:57 PM
Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**
Note: **ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND**
NO/100THS DOLLARS (\$113,400.00)
Deed of Trust
Date: **April 11, 2022**
Grantor: **JENNY MADRIGALES**
Lender: **CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership**

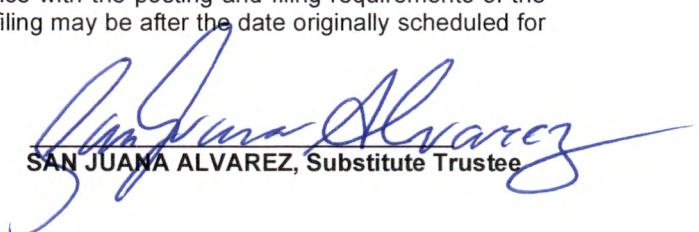
Recording information: **A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership JENNY MADRIGALES, recorded under Clerk's Document No. 202211708 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JENNY MADRIGALES to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202211709 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 05, Block D, LAS ALAMEDAS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Cabinet No. 7, Pages 134A-136A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**
Date of Sale (first Tuesday of month): **February 3, 2026**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

11
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

JAN 06 2026

Krista Bartsch

Bastrop County Clerk

12:51 PM

Date: January 6, 2026

Substitute Trustee: SAN JUANA ALVAREZ

Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558

Lender: CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership

Note: ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND
NO/100THS DOLLARS (\$113,400.00)

Deed of Trust

Date: April 11, 2022

Grantor: MARIA DAYCI SAUCEDO ,A MARRIED PERSON

Lender: CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated April 11, 2022, executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership MARIA DAYCI SAUCEDO ,A MARRIED PERSON, recorded under Clerk's Document No. 202208716 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MARIA DAYCI SAUCEDO ,A MARRIED PERSON to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202208717 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 03, Block G, LAS ALAMEDAS SUBDIVISION, Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Pages 134-B-136-A, Plat Records of Bastrop County, Texas.

County: Bastrop

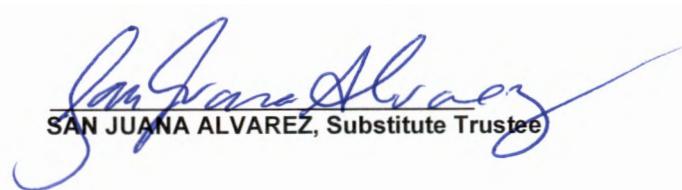
Date of Sale (first Tuesday of month): February 3, 2026

Time of Sale: 10:00 a.m.

Place of Sale: The front steps of the courthouse entrance with a physical address
of 803 Pine St #112, Bastrop, Texas 78602

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

(18)

Date: **January 6, 2026** JAN 06 2026
Substitute Trustee: **SAN JUANA ALVAREZ** Krista Bartsch
Substitute Trustee's Address: **11410 N. FM 493** Bastrop County Clerk
Donna, Texas 78537 12 57 pm
Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**
Note: **EIGHTY-EIGHT THOUSAND FOUR HUNDRED AND NO/100THS**
DOLLARS (\$88,400.00)
Deed of Trust
Date: **May 27, 2021**
Grantor: **FELIPE VAZQUEZ**
Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**

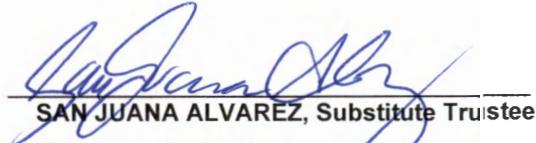
Recording information: **A Special Warranty Deed with Vendor's Lien dated May 27, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership FELIPE VAZQUEZ, recorded under Clerk's Document No. 202112003 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith FELIPE VAZQUEZ to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202112004 Official Records, Bastrop County, Texas.**

Property: **(including any improvements), All of Lot 09, Block E, LOS MILAGROS, PHASE 1, Bastrop County, Texas, according to the map recorded Cabinet 7, Page No. 98-B to 99-A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**
Date of Sale (first Tuesday of month): **February 3, 2026** January 6, 2026 8
Time of Sale: **10:00 a.m.**
Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refile may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

19
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **January 6, 2026** JAN 06 2026
Substitute Trustee: **SAN JUANA ALVAREZ** Krista Bartsch
Substitute Trustee's Address: **11410 N. FM 493** Bastrop County Clerk
Donna, Texas 78537 12:57 pm
Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**
Note: **NINETY-THREE THOUSAND SEVEN HUNDRED FIFTY AND**
NO/100THS DOLLARS (\$93,750.00)
Deed of Trust
Date: **August 4, 2021**
Grantor: **Blanca Nelly Acevedo & Luis Enrique Adorno**
Lender: **CENTEX LOS MILAGROS, L.P., a Texas limited partnership**

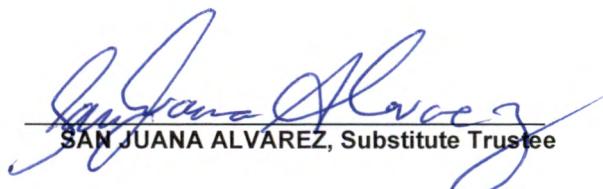
Recording information: **A Special Warranty Deed with Vendor's Lien dated August 4, 2021** executed by **CENTEX LOS MILAGROS, L.P., a Texas limited partnership BLANCA NELLY ACEVEDO ,AND HUSBAND LUIS ENRIQUE ADORNO** recorded under Clerk's Document No. **202119206** Official Records, Bastrop County, Texas, and being further secured by **Deed of Trust of even date therewith BLANCA NELLY ACEVEDO ,AND HUSBAND LUIS ENRIQUE ADORNO to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202119207 Official Records, Bastrop County, Texas.**

Property: **(including any improvements), All of Lot 11, Block F, LOS MILAGROS, PHASE 1, Bastrop County, Texas, according to the map recorded Cabinet 7, Page No. 98-B to 99-A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**
Date of Sale (first Tuesday of month): **February 3, 2026**
Time of Sale: **10:00 a.m.**
Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

20

NOTICE OF TRUSTEE'S SALE

FILED

Date: **January 6, 2026** **JAN 06 2026**
Trustee: **SAN JUANA ALVAREZ** **Krista Bartsch**
Trustee's Address: **11410 N. FM 493**
Donna, Texas 78537 **Bastrop County Clerk**
12:57 PM
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**
Note: **ONE HUNDRED FORTY-THREE THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$143,400.00)**
Deed of Trust
Date: **July 25, 2025**
Grantor: **ENRIQUE ALBERTO MARTINEZ ALANIS AND CINTHIA TATIANA
SANCHEZ MEZA**
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated July 25, 2025 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP ENRIQUE ALBERTO MARTINEZ ALANIS AND CINTHIA TATIANA SANCHEZ MEZA, recorded under Clerk's Document No. 202513067 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ENRIQUE ALBERTO MARTINEZ ALANIS AND CINTHIA TATIANA SANCHEZ MEZA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202513068 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 27, Block H, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop,
Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

21
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **January 6, 2026** JAN 06 2026
Substitute Trustee: **SAN JUANA ALVAREZ** Krista Bartsch
Substitute Trustee's Address: **11410 N. FM 493** Bastrop County Clerk
Donna, Texas 78537 12:57 PM

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Note: **ONE HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$126,900.00)**

Deed of Trust

Date: **October 4, 2024**

Grantor: **SINDY ENRIQUEZ JARAMILLO**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated October 4, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP SINDY ENRIQUEZ JARAMILLO, recorded under Clerk's Document No. 202416709 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith SINDY ENRIQUEZ JARAMILLO, to Sindy Enriquez Jaramillo, Trustee, recorded under Clerk's Document No. 202416710 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 32, Block H, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

22
FILED

JAN 06 2026

Krista Bartsch
Bastrop County Clerk

12 57 PM

NOTICE OF TRUSTEE'S SALE

Date: **January 6, 2026**

Trustee: **SAN JUANA ALVAREZ**

Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**

Note: **ONE HUNDRED THIRTY-SIX THOUSAND NINE HUNDRED AND
NO/100THS DOLLARS (\$136,900.00)**

Deed of Trust

Date: **October 4, 2024**

Grantor: **MARCOS AURELIANO JIMENEZ RAMIREZ**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated October 4, 2024 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP WENDY SANCHEZ RAMIREZ, recorded under Clerk's Document No. 202416575 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith WENDY SANCHEZ RAMIREZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202416576 Official Records, Bastrop County, Texas. Assumption Warranty Deed Dated August 4, 2025, recorded under Document Number 202513285.

Property: (including any improvements), All of Lot 34, Block H, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF TRUSTEE'S SALE

FILED

23

JAN 06 2026

Krista Bartsch

Bastrop County Clerk

12.57 PM

12:57 PM

Recording information: A Special Warranty Deed with Vendor's Lien dated October 4, 2024 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP JENNIFER CASTILLO BANDA, recorded under Clerk's Document No. 202416511 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JENNIFER CASTILLO BANDA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202416512 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 25, Block L, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 95A- 96A, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refile may be after the date originally scheduled for this sale.

SAN JUANA ALVAREZ, Trustee

24
FILED

NOTICE OF TRUSTEE'S SALE

Date: **January 6, 2026** **JAN 06 2026**
Trustee: **SAN JUANA ALVAREZ** Krista Bartsch
Trustee's Address: **11410 N. FM 493**
Donna, Texas 78537 **Bastrop County Clerk**
12:57 pm
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**
Note: **ONE HUNDRED FORTY-ONE THOUSAND NINE HUNDRED AND
NO/100THS DOLLARS (\$141,900.00)**
Deed of Trust
Date: **November 26, 2024**
Grantor: **JAVIER GOROSTIETA REYES AND YANET BENITEZ JAIMES**
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

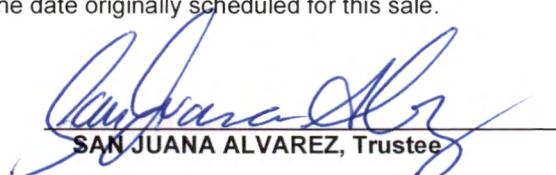
Recording information: A Special Warranty Deed with Vendor's Lien dated November 26, 2024 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP JAVIER GOROSTIETA REYES AND YANET BENITEZ JAIMES, recorded under Clerk's Document No. 202419356 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JAVIER GOROSTIETA REYES AND YANET BENITEZ JAIMES to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202419357 Official Records, Bastrop County, Texas.

Property: (including any improvements), **All of Lot 09, Block T, LOS MILAGROS PHASE 4, Bastrop County, Texas, according to the map recorded in Cabinet 9. Pages 2A-2B, in the Map Records of Bastrop County, Texas**

County: **Bastrop**
Date of Sale (first Tuesday of month): **February 3, 2026**
Time of Sale: **10:00 a.m.**
Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.



SAN JUANA ALVAREZ, Trustee

25

FILED

NOTICE OF TRUSTEE'S SALE

JAN 06 2026

Krista Bartsch
Bastrop County Clerk

12:57 PM

Date: **January 6, 2026**

Trustee: **SAN JUANA ALVAREZ**

Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**

Note: **ONE HUNDRED THIRTY-SIX THOUSAND NINE HUNDRED AND
NO/100THS DOLLARS (\$136,900.00)**

Deed of Trust

Date: **November 27, 2024**

Grantor: **CLAUDIO HERNANDEZ**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated November 27, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP CLAUDIO HERNANDEZ, recorded under Clerk's Document No. 202420147 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith CLAUDIO HERNANDEZ to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420148 Official Records, Bastrop County, Texas.

Property: (including any improvements), **All of Lot 39, Block Y, LOS MILAGROS PHASE 4, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 2A-2B, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.



SAN JUANA ALVAREZ, Trustee

26

FILED

NOTICE OF TRUSTEE'S SALE

Date: **January 6, 2026** JAN 06 2026
Trustee: **SAN JUANA ALVAREZ** Krista Bartsch
Trustee's Address: **11410 N. FM 493** Bastrop County Clerk
Donna, Texas 78537 12:57 PM

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**

Note: **ONE HUNDRED FORTY- ONE THOUSAND NINE HUNDRED
AND NO/100THS DOLLARS (\$141,900.00)**

Deed of Trust

Date: **November 22, 2024**

Grantor: **SILVIA ARACELY ALEMAN REYES**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated November 22, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP SILVIA ARACELY ALEMAN REYES, recorded under Clerk's Document No. 202419751 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith SILVIA ARACELY ALEMAN REYES, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202419752 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 24, Block R, LOS MILAGROS PHASE 4 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 2A- 2B, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

27
NOTICE OF TRUSTEE'S SALE

FILED

JAN 06 2026

Date: January 6, 2026
Trustee: SAN JUANA ALVAREZ
Trustee's Address: 11410 N. FM 493
Donna, Texas 78537

Krista Bartsch
Bastrop County Clerk
12:57 pm

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP

Note: ONE HUNDRED THIRTY- SIX THOUSAND NINE HUNDRED AND
NO/100THS DOLLARS (\$136,900.00)

Deed of Trust

Date: November 29, 2024

Grantor: MIRIAM RAMOS

Lender: CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP

Recording information: A Special Warranty Deed with Vendor's Lien dated November 29, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP MIRIAM RAMOS, recorded under Clerk's Document No. 202420866 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MIRIAM RAMOS, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420867 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 19, Block O, LOS MILAGROS PHASE 5 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 1A- 1B, in the Map Records of Bastrop County, Texas

County: Bastrop

Date of Sale (first Tuesday of month): February 3, 2026

Time of Sale: 10:00 a.m.

Place of Sale: The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

28

FILED

NOTICE OF TRUSTEE'S SALE

JAN 06 2026

Krista Bartsch
Bastrop County Clerk

12:57 pm

Date: **January 6, 2026**

Trustee: **SAN JUANA ALVAREZ**

Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**

Note: **ONE HUNDRED FORTY- ONE THOUSAND NINE HUNDRED
AND NO/100THS DOLLARS (\$141,900.00)**

Deed of Trust

Date: **November 29, 2024**

Grantor: **SAMANTHA LIZETH LOPEZ FUENTES AND EDAR ISAI MENCIA
MURILLO**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated November 29, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP SAMANTHA LIZETH LOPEZ FUENTES AND EDAR ISAI MENCIA MURILLO, recorded under Clerk's Document No. 202420159 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith SAMANTHA LIZETH LOPEZ FUENTES AND EDAR ISAI MENCIA MURILLO, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420160 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 67, Block P, LOS MILAGROS PHASE 5 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 1A-1B, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.



SAN JUANA ALVAREZ, Trustee

NOTICE OF TRUSTEE'S SALE

FILED

29

Date: **January 6, 2026**

Trustee: **SAN JUANA ALVAREZ**

Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**

JAN 06 2026

Krista Bartsch
Bastrop County Clerk

12:57 PM

Note: **ONE HUNDRED FORTY- THREE THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$143,400.00)**

Deed of Trust

Date: **February 12, 2025**

Grantor: **ALFREDO SIFUENTES TORRES**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated February 12, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP ALFREDO SIFUENTES TORRES, recorded under Clerk's Document No. 202502946 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ALFREDO SIFUENTES TORRES, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202502947 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 03, Block X, LOS MILAGROS PHASE 5 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 1A- 1B, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

NOTICE OF TRUSTEE'S SALE

FILED

30

Date: **January 6, 2026** **JAN 06 2026**
Trustee: **SAN JUANA ALVAREZ** **Krista Bartsch**
Trustee's Address: **11410 N. FM 493**
Donna, Texas 78537 **Bastrop County Clerk**
12:57 pm
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**
Note: **ONE HUNDRED TWENTY- EIGHT THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$128,400.00)**
Deed of Trust
Date: **April 22, 2025**
Grantor: **STEPHANY LARISSA VELIZ HERNANDEZ AND CESAR NAHUM
CRUZ PERDOMO**
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated April 22, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP STEPHANY LARISSA VELIZ HERNANDEZ AND CESAR NAHUM CRUZ PERDOMO, recorded under Clerk's Document No. 202507473 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith STEPHANY LARISSA VELIZ HERNANDEZ AND CESAR NAHUM CRUZ PERDOMO, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202507474 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 7, Block P, LOS MILAGROS PHASE 6 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 99B- 100A, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop,
Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

NOTICE OF TRUSTEE'S SALE

FILED

JAN 06 2026

(3)

Date: **January 6, 2026**

Trustee: **SAN JUANA ALVAREZ**

Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**

Note: **ONE HUNDRED TWENTY- EIGHT THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$128,400.00)**

Krista Bartsch
Bastrop County Clerk

12:57 pm

Deed of Trust

Date: **March 27, 2025**

Grantor: **IRIS DEL CARMEN GUTIERREZ**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated March 27, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP IRIS DEL CARMEN GUTIERREZ, recorded under Clerk's Document No. 202505452 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith IRIS DEL CARMEN GUTIERREZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202505453 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 34, Block X, LOS MILAGROS PHASE 6 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 99B- 100A, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

32
NOTICE OF TRUSTEE'S SALE

FILED

JAN 06 2026

Date: **January 6, 2026**
Trustee: **SAN JUANA ALVAREZ**
Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Krista Bartsch
Bastrop County Clerk
12:57 PM

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**

Note: **ONE HUNDRED THIRTY-THREE THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$133,400.00)**

Deed of Trust

Date: **March 12, 2025**

Grantor: **PENNY KAY SMALL**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated March 12, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP PENNY KAY SMALL, recorded under Clerk's Document No. 202504595 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith PENNY KAY SMALL, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202504596 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 16, Block Z, LOS MILAGROS PHASE 6 SUBDIVISION, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 99B- 100A, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop,
Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.



SAN JUANA ALVAREZ, Trustee

33
NOTICE OF TRUSTEE'S SALE

FILED

JAN 06 2026

Krista Bartsch
Bastrop County Clerk

12:57 PM

Date: **January 6, 2026**

Trustee: **SAN JUANA ALVAREZ**

Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED
PARTNERSHIP**

Note: **ONE HUNDRED TWENTY- FOUR THOUSAND AND NO/100THS
DOLLARS (\$124,000.00)**

Deed of Trust

Date: **April 29, 2025**

Grantor: **WILLIAM LOPEZ**

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: A Special Warranty Deed with Vendor's Lien dated April 29, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP WILLIAM LOPEZ, recorded under Clerk's Document No. 202507479 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith WILLIAM LOPEZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202507480 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 15, Block DD, LOS MILAGROS PHASE 6 SUBDIVISION, Bastrop County, Texas, according to the map recorded in Cabinet 8, Pages 99B- 100A, in the Map Records of Bastrop County, Texas

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The Administration Building Located At 803 Pine St #112, Bastrop, Texas 78602**

SAN JUANA ALVAREZ is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

3X

JAN 06 2026

Krista Bartsch
Bastrop County Clerk

12:57 PM

Date: **January 6, 2026**

Substitute Trustee: **SAN JUANA ALVAREZ**

Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Note: **SEVENTY- TWO THOUSAND NINE HUNDRED FIFTY AND
NO/100THS DOLLARS (\$72,950.00)**

Deed of Trust

Date: **February 28, 2020**

Grantor: **ANA TERESITA RAMIREZ, A MARRIED PERSON**

Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated February 28, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership ANA TERESITA RAMIREZ, A MARRIED PERSON, recorded under Clerk's Document No. 202004705 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ANA TERESITA RAMIREZ, A MARRIED PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202004706 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 03, Block I, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**

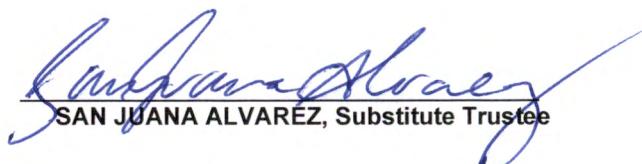
Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: **10:00 a.m.**

Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602.**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

35

Date: **January 6, 2026** **JAN 06 2026**
Substitute Trustee: **SAN JUANA ALVAREZ** **Krista Bartsch**
Substitute Trustee's Address: **11410 N. FM 493**
Donna, Texas 78537 **Bastrop County Clerk**
12:57 pm
Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**
Note: **SEVENTY- TWO THOUSAND NINE HUNDRED FIFTY AND**
NO/100THS DOLLARS (\$72,950.00)
Deed of Trust
Date: **February 28, 2020**
Grantor: **EBERTO RUBEN BENAVIDES ARTOLA, A SINGLE PERSON**
Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated February 28, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership EBERTO RUBEN BENAVIDES ARTOLA, A SINGLE PERSON, recorded under Clerk's Document No. 202004832 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith EBERTO RUBEN BENAVIDES ARTOLA, A SINGLE PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202004833 Official Records, Bastrop County, Texas. Special Warranty Deed dated September 30, 2024, recorded under Clerk's Document No. 202415385 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 04, Block J, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **February 3, 2026**

Time of Sale: 10:00 a.m.

Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602.**

SAN JUANA ALVAREZ is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or refile may be after the date originally scheduled for this sale.

San Juan Alvarez
SAN JUANA ALVAREZ, Substitute Trustee

36

Notice of Foreclosure Sale

FILED

JAN 13 2026

Krista Bartsch
Bastrop County Clerk

9:03 AM

January 10, 2026

Deed of Trust ("Deed of Trust"):

Dated: September 13, 2023

Grantor: Jose Alfredo Sierra Ramirez

Trustee: J. Mark Riebe

Lender: TexasBank

Recorded in: Instrument No. 202313844 of the real property records of Bastrop County, Texas

Legal Description: Lot 42, Block C, ARBOR HILLS, a Subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 3, Page 166A, Plat Records of Bastrop County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$71,250.00, executed by Jose Alfredo Sierra Ramirez ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Taylor Grantham, Megan L. Randle, Ebbie Murphy, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz, Sharlet Watts, Agency Sales and Posting, LLC

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, February 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: At the north door of the Bastrop County Courthouse 803 Pine Street, Bastrop, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by Commissioner's Court



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 TexasBank'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, TexasBank, 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 TexasBank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TexasBank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TexasBank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. For the avoidance of doubt, 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 by TexasBank. 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 "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, 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 Substitute Trustee.

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.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446

Angela Zavala

Craig C. Lesok, Taylor Grantham, Megan L. Randle, Ebbie Murphy, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz, Sharlet Waits, Agency Sales and Posting, LLC
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

(37)

FILED 12:28
PM

JAN 13 2024

Krista Bartsch
Bastrop County Clerk

NOTICE OF NON-JUDICIAL 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 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.

WHEREAS, on July 1, 2021, a Texas Home Equity Security Instrument (Cash Out-First Lien)(Unimproved Homestead) including a Texas Home Equity Adjustable Rate Rider and a Texas Home Equity Affidavit and Agreement (First Lien) dated July 1, 2021 (corporately "Deed of Trust") was executed by Douglas W. Cruts and Valerie M. Cruts to secure First National Bank of Bastrop ("Lender") in the payment of one certain Texas Home Equity Adjustable Rate Note (Cash Out - First Lien) dated July 1, 2021, in the original principal sum of \$200,000.00 ("Note"), said Deed of Trust being filed for record on July 12, 2021, in the Official Public Records of Bastrop County, Texas indexed as Document #202114334 and Document #202114335 respectively.

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

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

WHEREAS, First National Bank of Bastrop, the Owner and Holder of the Note, has requested the undersigned to sell the real property described in the Deed of Trust to satisfy all or a portion of the said indebtedness as defined in the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 3, 2026**, beginning at **10:00 a.m.**, or not later than three hours after that time, any Substitute Trustee appointed by the holder of the Note will sell the following described real property to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, at the Courthouse of **Bastrop County, Texas**, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in **Bastrop County, Texas**, which real property is described more fully in the **Deed of Trust as follows:**

A tract of land, being a portion of Reserve Tract "A" of K.C. Estates, Section 4 a subdivision recorded in Plat Cabinet No. 1, Page 172B of the Plat Records of Bastrop County, Texas, being the same tract recorded in the name of James Roy Traweek under Document No. 201705908 (Reserve "A"), SAVE AND EXCEPT a 0.057 Acre easement tract out of said Reserve Tract "A" recorded in the name of Aqua Water Supply Corporation, Inc. in Volume 785, Page 350 of the (Official Public Records of Bastrop County, Texas (O.P.R.B.C.T.), said

0.057 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes ("Property").

The Property includes all incidental rights in and to the Property including all improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the Property. All replacements and additions are included as well as any interest in a planned unit development, condominium project, homeowners' association or equivalent entity owning or managing common areas or facilities associated with the Property. All of the foregoing is referred to herein as the Property, provided however that the Property is limited to homestead property in accordance with Section 50(a)(6)(H), Article XVI of the Texas Constitution. If no part of the Property is homestead property, the homestead protections of Section 50, Article XVI of the Texas Constitution are not applicable to this Extension of Credit.

The term "Property" shall include the Real Property and all other descriptions of property, real or personal, described herein and in the Deed of Trust.

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

The Property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

Therefore, notice is given that on and at the date, time, and place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with

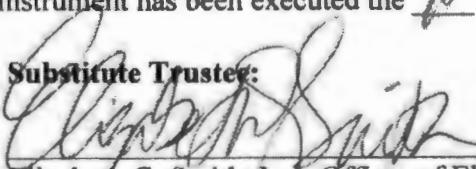
the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. For the avoidance of doubt, 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 by Lender. 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 51.0075(a) of the Texas Property Code, Substitute Trustee(s) 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 Substitute Trustee(s). **FURTHER, SUBSTITUTE TRUSTEE WILL NOT ACCEPT ANY FORM OF PAYMENT FOR THE PURCHASE OF THE PROPERTY WHICH IS NOT EXPRESSLY PAYABLE TO FIRST NATIONAL BANK OF BASTROP.**

IN WITNESS HEREOF this instrument has been executed the 9th day of January, 2026.

Substitute Trustee:


Elizabeth G. Smith, Law Offices of Elizabeth G. Smith
6655 First Park Ten, Suite 240, San Antonio, TX 78213
Ph: 210-731-9177; Fax: 210-731-9130; Cell 210-861-3959

And/Or

Abstracts/Trustees of Texas, LLC, 9130 Jollyville Rd., Suite 100-21, Austin, TX 78759;
P: 512-340-0331; F: 512-340-0226

After Recording Return to:

Law Offices of Elizabeth G. Smith
6655 First Park Ten, Suite 240
San Antonio, Texas 78213

EXHIBIT A

TRACT 1:

A tract of land, being a portion of Reserve Tract "A" of K.C. Estates, Section 4 a subdivision recorded in Plat Cabinet No. 1, Page 172B of the Plat Records of Bastrop County, Texas, being the same tract recorded in the name of James Roy Traweek under Document No. 201705908 (Reserve "A"), SAVE AND EXCEPT a 0.057 Acre easement tract out of said Reserve Tract "A" recorded in the name of Aqua Water Supply Corporation, Inc. in Volume 785, Page 350 of the (Official Public Records of Bastrop County Texas (O.P.R.B.C.T.), said 0.057 Acre tract being described by metes and bounds as follows: (Bearings based on said Plat Cabinet No. 1, Page 172B of the Plat Records of Bastrop County, Texas)

COMMENCING a point at the east corner of Lot 229 of said Section 4;

THENCE, across and through the aforementioned Reserve "A" the following five (5) courses:

1. SOUTH 44° 16' 36" EAST, a distance of 331.57 Feet to a point at the northeasterly corner and POINT OF BEGINNING of this tract;
2. SOUTH 04° 31' 21" WEST, a distance of 50.00 Feet to a point at the southeasterly corner of this tract;
3. NORTH 85° 28' 39" WEST, a distance of 50.00 Feet to a 5/8 inch iron rod found at the southwesterly corner of this tract;
4. NORTH 04° 31' 21" EAST, a distance of 50.00 Feet to a 5/8 inch iron rod found at the northwesterly corner of this tract;
5. SOUTH 85° 28' 39" EAST, a distance of 50.00 Feet to the POINT OF BEGINNING and containing 0.057 Acres of land.

TRACT 2:

A 0.057 Acre tract of land, being Reserve Tract "B" of K.C. Estates, Section 4 a subdivision recorded in Plat Cabinet No. 1, Page 172B of the Plat Records of Bastrop County, Texas, being the same tract recorded in the name of James Roy Traweek in Volume 785, Page 347 of the Official Public Records of Bastrop County, Texas (O.P.R.B.C.T.), being described by metes and bounds as follows: (Bearings based on said Plat Cabinet No. 1, Page 172B of the Plat Records of Bastrop County, Texas)

COMMENCING a point at the east corner of Lot 229 of said Section 4;

THENCE, SOUTH 55° 01' 05" EAST, across and through the aforementioned Reserve "A", a distance of 271.84 Feet to a point at the northerly corner and POINT OF BEGINNING of this tract;

THENCE, with the interior lines of said Reserve "A" the following four (4) courses:

1. SOUTH 55° 01' 05" EAST, a distance of 50.00 Feet to a point at the easterly corner of this tract;
2. SOUTH 34° 58' 55" WEST, a distance of 50.00 Feet to a point at the southerly corner of this tract;
3. NORTH 55° 01' 05" WEST, a distance of 50.00 Feet to a point at the westerly corner of this tract;
4. NORTH 34° 58' 55" EAST, a distance of 50.00 Feet to the POINT OF BEGINNING and containing 0.057 Acres of land.