

Foreclosure Notices: March 3, 2026

1. Diaz-Duarte, Cristian & Hernandez, Melissa
2. Martinez, Jose Hernandez
3. Gonzalez, Benita
4. Kutac, Rachett Robert
5. Burnside, Todd
6. Garcia, Andrew R. & Garcia, Angelica A.
7. Rodriguez, Sandra & Rodriguez, Orlando
8. Allen, Jeremy
9. Vuagniaux, Jacquelyn & Vuagniaux, Gregory
10. Oliver, Celeste Desiree Susanne aka Oliver, Celeste
11. Flores, Blanca Esthela Nunez
12. Velazquez, Maria Adelina
13. Dimas, Juan
14. Mendoza, Alvaro & Duran, Norma Guadalupe

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15. Quintanilla, Jose Alejandro Torres

16. Rodriguez, Sergio Morales

17. Caceres, Kerwin Danilo Vallecillo &
Rosales, Madlin Julissa Padilla

18. Duenes, Maura Lucilla & Mejia Felipe

19. Hernandez, Rafael

20. Valladares, Estefany Jessenia

21. Granados, Jose & Granados, Cruz Rafael

22. Guzman, Jose Alfredo Diaz &
Guzman, Felix Antonio Diaz

23. Murillo, Marvin Saul & Moreira, Carol Joaquina

24. Nava, Iris Ltzayana & Tomas, Jose Lucas

25. I&D Development Inc.

26. Flores, Kayla Marie

27. Benitez, Clarisa & Huerta, Fidel

28. Hernandez, Irais Bautista & Francisco, Paul Sanchez

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29. Lopez, Anicla Marten Jasso & Lopez, Erika Guadalupe Jasso

30. Martinez, Rogelio Rivera

31. Garcia, Jorge Alberto Canizales

32. Vasquez, Venicia Garcia & Caseres, Fares Nahun Reyes

33. Garay, Mateo Banuelos

34. Guerrero, Maria Antonieta Martinez, &
Sandoval, Magaly Montserrat Jaime

35. Ramirez, Deyanira & Ramirez, Roberto

36. Carreon, Benito & Martinez, Sanjuana Elizabeth

37. Mora, Jeronimo Lucatero & Pichardo, Yolanda Martinez

38. Olivares, Gilberto Rodriguez

39. Landin, Beatriz Adriana

40. Oviedo, Paula

41. Rosales, Rosa Raxanne & Reyes, Arnulfo

42. Cedillo, Atanacio & Rivera, Anabel O

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43. Cornejo, Veronica

44. Salas, Angel Anderson Martinez

45. Ruvalcaba, Grace Jasmine &
Oviedo, Juan Gregorio Gallegos

46. Galarza, Wenceslao Ibarra

47. Martinez, Alfonso Zalazar

48. Pavon, Anuar Jesus Castejon &
Mejia, Olga Beatriz Vasquez

25-05164
129 KAWAINUI LN, BASTROP, TX 78602

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

Property: The Property to be sold is described as follows:

LOT 674, BLOCK 9, TAHITIAN VILLAGE UNIT FIVE, A SUBDIVISION
IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN PLAT CABINET 1, SLIDE 101A, PLAT
RECORDS OF BASTROP COUNTY, TEXAS.

Security Instrument: Deed of Trust dated February 28, 2023 and recorded on March 2, 2023 at Instrument
Number 202303018 in the real property records of BASTROP County, Texas, which
contains a power of sale.

Sale Information: March 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 CRISTIAN DIAZ-DUARTE AND MELISSA
HERNANDEZ secures the repayment of a Note dated February 28, 2023 in the amount
of \$362,316.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o TX - M
& T BANK, One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current
mortgagee of the Deed of Trust and Note and TX - M & T BANK 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.**



4860940

FILED

DEC 15 2025

Krista Bartsch
Bastrop County Clerk

8:52 Am

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 Litton, 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 15th day of
Dec., 2015 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).

FILED

DEC 30 2025

8:37 Am

C&M No. 44-25-04227/ FILE NOS

Krista Bartsch
Bastrop County Clerk

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE
TRUSTEE**

(2)

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 May 24, 2019 and recorded under Clerk's File No. 201907561, in the real property records of Bastrop County Texas, with Jose Hernandez Martinez, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jose Hernandez Martinez, a single man securing payment of the indebtedness in the original principal amount of \$147,184.00 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 Jose Hernandez Martinez. Lakeview Loan Servicing, LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 7, MEADOWWOOD, SECTION ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NP. 2, PAGE 239B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/03/2026

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, Xome Inc., Tejas Corporate Services, 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 12/23/2025.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-25-04227

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103 PERIWINKLE LANE
BASTROP, TX 78602

00000010680767

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: March 03, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 25, 2022 and recorded in Document INSTRUMENT NO. 202222704 real property records of BASTROP County, Texas, with BENITA GONZALEZ AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BENITA GONZALEZ AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$469,243.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

FILED

DEC 30 2025

Krista Bartsch
Bastrop County Clerk

10:36 AM



105th PERIWINKLE LANE
BASTROP, TX 78602

00000010680767

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

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



Ryan Bourgeois

Certificate of Posting

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

Declarants Name: _____

Date: _____

103 PERIWINKLE LANE
BASTROP, TX 78602

00000010680767

00000010680767

BASTROP

EXHIBIT "A"

LOT 483, BLOCK B, OF THE COLONY MUD 1B, SECTION 3, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 87A, PLAT RECORDS, BASTROP, TEXAS.

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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 581, BLOCK H, OF THE COLONY MUD 1B, SECTION 3, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 87A, PLAT RECORDS, BASTROP, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/11/2022 and recorded in Document 202221735 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: 03/03/2026
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 RACHETT ROBERT KUTAC, provides that it secures the payment of the indebtedness in the original principal amount of \$401,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LoanDepot.com, LLC is the current mortgagee of the note and deed of trust and LOANDEPOT.COM, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LoanDepot.com, LLC c/o LOANDEPOT.COM, LLC, 6531 Irvine Center Drive, Suite 100, Irvine, CA 92618 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
JAN 13 2026
Krista Bartsch
Bastrop County Clerk
10:55 AM

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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Auction.com, LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000181-25-3S

APN R496561 | 8720710 | R97831

TO No 250211050-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 6, 2022, TODD BURNSIDE, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E. BLACK JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FLAGSTAR BANK, FSB, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$426,761.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on May 9, 2022 as Document No. 202210162 in Bastrop County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R496561 | 8720710 | R97831

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Auction.com, LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

FILED

JAN 15 2026

Krista Bartsch
Bastrop County Clerk

9:17 Am

TS No TX07000181-25-3S

APN R496561 | 8720710 | R97831

TO No 250211050-TX-RW1

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 3, 2026 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Bastrop County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602, or in the area designated by the Commissioner's Court.**

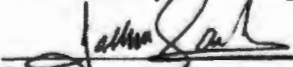
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

WITNESS, my hand this 12th day of January, 2026.


By: Joshua Sanders on behalf of Auction.com, LLC
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000181-25-3S

APN R496561 | 8720710 | R97831

TO No 250211050-TX-RWI

EXHIBIT "A"

LOT 461, BLOCK M, OF THE COLONY MUD 1B SECTION 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 7, SLIDE 85-A, PLAT RECORDS, BASTROP COUNTY, TEXAS

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/26/2021	Grantor(s)/Mortgagor(s): ANDREW R GARCIA AND ANGELICA A GARCIA. A MARRIED COUPLE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202118597	Property County: BASTROP
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 3/3/2026	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 3, BLOCK A, LOS SENDEROS SUBDIVISION, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 7, PAGE 27A, PLAT RECORDS, 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(1): 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: 1/14/2026

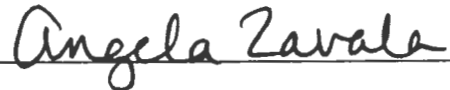


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 1-15-26



Printed Name:



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

FILED

JAN 15 2026

Krista Bartsch
Bastrop County Clerk

9:17 Am

MH File Number: TX-25-124967-POS
Loan Type: FHA

7

FILED

JAN 15 2026

Krista Bartsch

Bastrop County Clerk

9:17 Am

25-363658

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 5, 2020	Original Mortgagor/Grantor: SANDRA RODRIGUEZ AND ORLANDO RODRIGUEZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG FINANCIAL, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: Page: Instrument No: 202012987	Property County: BASTROP
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$167,902.00, executed by SANDRA RODRIGUEZ AND ORLANDO RODRIGUEZ and payable to the order of Lender.

Property Address/Mailing Address: 346 PERSHING BLVD, BASTROP, TX 78602

Legal Description of Property to be Sold: LOT 77, OF SILENT VALLEY SUBDIVISION BLOCK NO. 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 1, PAGE 58A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Date of Sale: March 03, 2026	Earliest time Sale will begin: 10:00 AM
-------------------------------------	------------------------------------------------

Place of sale of Property: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

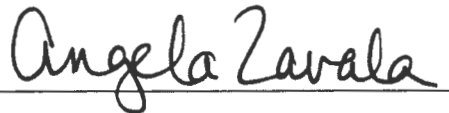


Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

AUCTION.COM, LLC or TEJAS CORPORATE SERVICES,
LLC, Trustee

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

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/11/2014	Grantor(s)/Mortgagor(s): JEREMY ALLEN A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 201415372	Property County: BASTROP
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 3/3/2026	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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, 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: 1/21/2026



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: JAN 22 2026



Printed Name: Angela Zavala

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

FILED

JAN 22 2026

**Krista Bartsch
Bastrop County Clerk**

8:45 AM

MH File Number: TX-26-126057-POS
Loan Type: Conventional Residential

EXHIBIT A

TRACT 1

Lot 672, ELGIN OAKS SECTION TWO, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Cabinet 2, Page 256B, Plat Records of Bastrop County, Texas and Re-Plated in Cabinet 2, Page 293B, Plat Records of Bastrop County, Texas SAVE AND EXCEPT that 0.228 acre therefrom conveyed to Nancy Evans in deed from Mack Evans and spouse Marcela Evans dated October 15, 2014 recorded in Volume 2359, Page 275, Official Public Records of Bastrop County, Texas described as follow
Being a 0.228 Acre tract or parcel of land out of Lot 672, Elgin Oaks, Section II, a subdivision in Bastrop County, Texas, as recorded in Plat Cabinet 2, Page 293B, Bastrop County Plat Records. Herein described tract or parcel of land being more particularly described by Metes and Bounds as follows

Beginning at an iron rod found in the South or Southwest line of Markert Drive, a 60 foot roadway in said subdivision, at the North corner of Lot 672 and East corner of Lot 673, for the North corner of this tract,

THENCE with the South or Southwest line of Markert Drive and North or Northeast line of Lot 672, South 62 degrees 16 minutes 38 seconds East, 92.74 feet to a 5/8 inch iron rod set for the East corner of this tract,

THENCE crossing Lot 672, South 51 degrees 01 minutes 57 seconds West, 233.00 feet to a point in the Northwest line of Lot 672 and Southeast line of Lot 673, for the South corner of this tract,

THENCE with the Northwest line of Lot 672 and Southeast line of Lot 673, North 27 degrees 34 minutes 44 seconds East, 213.98 feet to the point of beginning, containing 0.228 Acres of land

TRACT 2

A 0.228 acre out of Lot 673 of ELGIN OAKS SECTION TWO, recorded in Plat Cabinet 2, Page 293B, Plat Records of Bastrop County, Texas conveyed in deed from Nancy Evans to Mack Evans and spouse Marcela Evans dated October 17, 2014 recorded in Volume 2359, Page 279, Official Public Records of Bastrop County, Texas said 0.228 acre described as follow

Being a 0.228 Acre tract or parcel of land out of Lot 673, Elgin Oaks, Section II, a subdivision in Bastrop County, Texas, as recorded in Plat Cabinet 2, Page 293B, Bastrop County Plat Records. Herein described tract or parcel of land being more particularly described by Metes and Bounds as follows

Beginning at an iron rod found in the Northeast line of Lot 8, Walters Subdivision, a subdivision in Bastrop County as recorded in Plat Cabinet 3, Page 124A, Bastrop County Plat Records, at the West corner of Lot 672, Elgin Oaks, Section II, and South corner of Lot 673, of which this is a part, for the South corner of this tract,

THENCE with the Northeast line of Lot 8, Walters Subdivision and the Southwest line of the before said Lot 673, North 58 degrees 55 minutes 02 seconds West, 53.06 feet to an iron rod found, North 01 degrees 19 minutes 29 seconds West, 9.01 feet to an iron rod found for the West corner of this tract,

THENCE crossing Lot 673, North 10 degrees 01 minutes 23 seconds East, 51.51 feet to a 5/8 inch iron rod set, North 50 degrees 31 minutes 42 seconds East, 62.27 feet to a 5/8 inch iron rod set, North 51 degrees 01 minutes 57 seconds East, 122.09 feet to a point in the Southeast line of Lot 673 and Northwest line of Lot 672, for the North corner of this tract,

THENCE with the Southeast line of Lot 673 and Northwest line of Lot 672, South 27 degrees 34 minutes 44 seconds West, 229.59 feet to the point of beginning, containing 0.228 Acres of land

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25-357183

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 26, 2023	Original Mortgagor/Grantor: JACQUELYN VUAGNIAUX AND GREGORY VUAGNIAUX
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LENNAR MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: N/A Page: N/A Instrument No: 202312013	Property County: BASTROP
Mortgage Servicer: SELENE FINANCE, LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$297,290.00, executed by JACQUELYN VUAGNIAUX AND GREGORY VUAGNIAUX and payable to the order of Lender.

Property Address/Mailing Address: 162 MARAVILLAS BEND, BASTROP, TX 78602

Legal Description of Property to be Sold: LOT 54, IN BLOCK B, OF THE COLONY MUD IC SECTION 5, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CABINET 7, PAGE 132-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Date of Sale: March 03, 2026	Earliest time Sale will begin: 10:00AM
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Place of sale of Property: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED

JAN 29 2026

Krista Bartsch
Bastrop County Clerk

9:06 Am

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, Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink that reads "Angela Zavala". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC, Trustee

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

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated May 28, 2025, executed by **CELESTE DESIREE SUSANNE OLIVER A/K/A CELESTE OLIVER, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202509377, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr., whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, March 3, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2025 Jessup Manufactured Home, Serial No. JH2W1415TX25AB.

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.

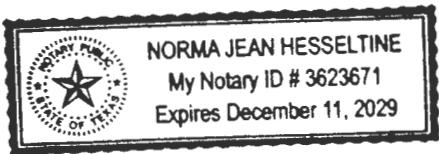
EXECUTED this 29 day of January, 2026.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 29 day of January, 2026, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

FILED
FEB 03 2026
Krista Bartsch
8:36 Am

EXHIBIT "A"

0.976 acre of land out of the John C. Cunningham survey, Abstract 23 in Bastrop County, Texas, comprised of a portion of that tract conveyed as 6.660 acres to Lullaby Burleson per Volume 466, Page 127, Official Records of Bastrop County and more particularly described by the following metes and bounds of survey during March 2018:

BEGINNING at an iron rod set for the northwest corner hereof, the southwest corner of that tract out of said 6.660 acres conveyed as 0.985 acres to Linda D. Martin per Volume 1374, Page 178, with metes and bounds thereof per Volume 694, Page 735 of said Official Records and a point on the east line of Karisch Road (County Road 398);

THENCE N 89°49'30" E, (horizontal control (bearing basis) per Grid North, Texas Central Coordinate Zone, NAD83) 324.41 feet over and across said 6.660 acres to an iron rod set for the northeast corner hereof, the southeast corner of said 0.985 acre and a point on the west line of that tract conveyed as 60 acres to Sam Ella Henderson Woods, et al per Volume 707, Page 885 of said Official Records;

THENCE S 00°47'16" E, 130.79 feet along the common line of said 6.660 acres and said 60 acres to an iron rod set for the southeast corner hereof;

THENCE S 89°42'02" W, 324.21 feet over and across said 6.660 acres to an iron rod set for the southwest corner hereof and a point on the east line of said Karisch Road, which bears N 00°47'16" W, 131.50 feet along the east line of said Karisch Road from an iron rod found for the common west corner of said 6.660 acres and that tract conveyed as 41.8 acres to Jeff Burns per Volume 1665, Page 636 of said Official Records;

THENCE N 00°47'16" W, 131.50 feet along the east line of said Karisch Road to the POINT OF BEGINNING, containing 0.976 acre of land, more or less.

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FILED

FEB 03 2026

Krista Bartsch
Bastrop County Clerk

1:56 pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **February 3, 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 HUNDRED AND NO100TH (\$96,000.00)**

Deed of Trust

Date: **September 25, 2020**

Grantor: **BLANCA ESTHELA NUNEZ FLORES, A SINGLE PERSON**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated September 25, 2020, executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership BLANCA ESTHELA NUNEZ FLORES, A SINGLE PERSON, recorded under Clerk's Document No. 202016727 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith BLANCA ESTHELA NUNEZ FLORES, A SINGLE PERSON, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202016728 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 39, 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): **March 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

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

FEB 03 2026

Date: **February 3, 2026**

Substitute Trustee: **SAN JUANA ALVAREZ**

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

**Krista Bartsch
Bastrop County Clerk**

1:56 PM

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

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

Deed of Trust

Date: **October 9, 2020**

Grantor: **MARIA ADELINA VELAZQUEZ, A SINGLE PERSON**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated October 9, 2020, executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership MARIA ADELINA VELAZQUEZ, A SINGLE PERSON, recorded under Clerk's Document No. 202017236 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MARIA ADELINA VELAZQUEZ, A SINGLE PERSON, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202017237 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 55, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 pm

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

Note: **EIGHTY-SIX THOUSAND FIVE HUNDRED AND 00/ 100 DOLLARS (\$86,500.00)**

Deed of Trust

Date: **April 8, 2020**

Grantor: **JUAN DIMAS, A SINGLE PERSON**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 8, 2020, executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership JUAN DIMAS, A SINGLE PERSON, recorded under Clerk's Document No. 202005783 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JUAN DIMAS, A SINGLE PERSON, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202005784 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 10, Block B, 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**

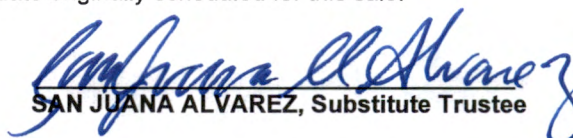
Date of Sale (first Tuesday of month): **March 3, 2026**

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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

14

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

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

Bastrop County Clerk

1:56 pm

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

Note: **NINETY THREE THOUSAND FOUR HUNDRED AND NO100TH (\$93,400.00)**

Deed of Trust

Date: **September 17, 2020**

Grantor: **ALVARO MENDOZA, AND WIFE, NORMA GUADALUPE DURAN**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated September 17, 2020 executed by CENTEX CARTER'S GROVE, L.P., a Texas limited partnership ALVARO MENDOZA, AND WIFE, NORMA GUADALUPE DURAN, recorded under Clerk's Document No. 202017602 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ALVARO MENDOZA, AND WIFE, NORMA GUADALUPE DURAN, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 202017603 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 21, Block C 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF TRUSTEE'S SALE

FILED

15

Date: February 3, 2026
Trustee: SAN JUANA ALVAREZ
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-SEVEN THOUSAND ONE HUNDRED FIFTY AND NO/100THS DOLLARS (\$147,150.00)
Deed of Trust

Krista Bartsch
Bastrop County Clerk
1:56 pm

Date: August 25, 2025
Grantor: JOSE ALEJANDRO TORRES QUINTANILLA
Lender: CENTEX LA CONDESA, L.P., a Texas Limited Partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated August 25, 2025 executed by CENTEX LA CONDESA, L.P., a Texas Limited Partnership JOSE ALEJANDRO TORRES QUINTANILLA, recorded under Clerk's Document No. 202514479 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE ALEJANDRO TORRES QUINTANILLA, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202514480 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 16, Block A, 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): March 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 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, 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

16

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 pm

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 1, 2025**

Grantor: **SERGIO MORALES RODRIGUEZ**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated July 1, 2025 executed by CENTEX LA CONDESA, L.P., a Texas Limited Partnership SERGIO MORALES RODRIGUEZ recorded under Clerk's Document No. 202512477 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith SERGIO MORALES RODRIGUEZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202512478 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 39, 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): **March 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 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

17

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 2026** **FEB 03 2026**
Trustee: **SAN JUANA ALVAREZ** **Krista Bartsch**
Trustee's Address: **P.O. Box 365** **Bastrop County Clerk**
La Blanca, Texas 78558 **1:56 pm**
Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**
Note: **ONE HUNDRED FORTY-SEVEN THOUSAND, ONE HUNDRED**
FIFTY AND NO/100THS DOLLARS (\$147,150.00)
Deed of Trust

Date: **September 10, 2025**
Grantor: **KERWIN DANULFO VALLECILLO CACERES AND MADLIN JULISSA**
PADILLA ROSALES
Lender: **CENTEX LA CONDESA, L.P., a Texas Limited Partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated September 10, 2025 executed by CENTEX LA CONDESA, L.P., a Texas Limited Partnership KERWIN DANULFO VALLECILLO CACERES AND MADLIN JULISSA PADILLA ROSALES recorded under Clerk's Document No. 202515439 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith KERWIN DANULFO VALLECILLO CACERES AND MADLIN JULISSA PADILLA ROSALES to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202515440 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 14, Block A, 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**

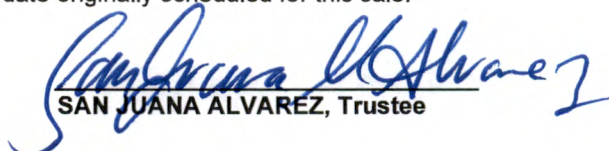
Date of Sale (first Tuesday of month): **March 3, 2026**

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 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

18

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

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

Bastrop County Clerk

1:56 PM

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

Note: **ONE HUNDRED TWENTY-THREE THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$123,400.00)**

Deed of Trust

Date: **April 11, 2022**

Grantor: **MAURA LUCILLA DUENES AND HUSBAND FELIPE MEJIA**

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 Maura Lucilla Duenes and husband Felipe Mejia recorded under Clerk's Document No. 202209181 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith Maura Lucilla Duenes and husband Felipe Mejia to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202209182 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 07, Block A, LAS ALAMEDAS SUBDIVISION, a subdivision in 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

19

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 pm

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

Note: **ONE HUNDRED THIRTY THOUSAND FOUR HUNDRED FORTY-FIVE AND NO/100THS DOLLARS (\$130,445.00)**

Deed of Trust

Date: **March 31, 2023**

Grantor: **RAFAEL HERNANDEZ**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated March 31, 2023 executed by CENTEX LAS ALAMEDAS, L.P., a Texas Limited Partnership RAFAEL HERNANDEZ, recorded under Clerk's Document No. 202304824 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith RAFAEL HERNANDEZ to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202304825 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 16, Block E, LAS ALAMEDAS SUBDIVISION, a subdivision in 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

20

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **February 3, 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

FILED

FEB 03 2026

Krista Bartsch
Bastrop County Clerk
1 56 pm

Date: **April 11, 2022**

Grantor: **ESTEFANY JESSENIA VALLADARES**

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 ESTEFANY JESSENIA VALLADARES recorded under Clerk's Document No. 202209879 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ESTEFANY JESSENIA VALLADARES to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202209880 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 08, Block F, LAS ALAMEDAS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Cabinet No. 7, Pages 134-B-136A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**

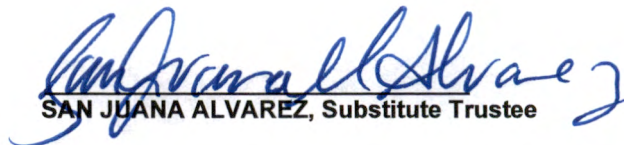
Date of Sale (first Tuesday of month): **March 3, 2026**

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**

ISAN 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

21

Date: February 3, 2026

FEB 03 2026

Substitute Trustee: SAN JUANA ALVAREZ

Krista Bartsch

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

Bastrop County Clerk

1 56 pm

Lender: LAS COLINAS ESTATES, L.P., a Texas limited partnership

Note: SIXTY-NINE THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$69,500.00)

Deed of Trust

Date: May 30, 2019

Grantor: JOSE GRANADOS, A SINGLE PERSON AND CRUZ RAFAEL
GRANADOS, A SINGLE PERSON

Lender: LAS COLINAS ESTATES, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated May 30, 2019, executed by LAS COLINAS ESTATES, L.P., a Texas limited partnership JOSE GRANADOS, A SINGLE PERSON AND CRUZ RAFAEL GRANADOS, A SINGLE PERSON recorded under Clerk's Document No. 201908809 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE GRANADOS, A SINGLE PERSON AND CRUZ RAFAEL GRANADOS, A SINGLE PERSON to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201908810 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 26, Block F, LAS COLINAS ESTATES SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number Cabinet #6, Pages 23B-26A, in the Map Records of Bastrop County, Texas.

County: Bastrop

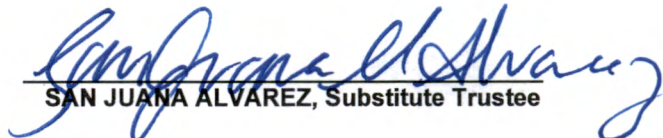
Date of Sale (first Tuesday of month): March 3, 2026

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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

22

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

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

Bastrop County Clerk

1:56 pm

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

Note: **ONE HUNDRED FORTY-EIGHT THOUSAND FOUR HUNDRED
AND NO/100THS DOLLARS (\$148,400.00)**

Deed of Trust

Date: **June 6, 2025**

Grantor: **JOSE ALFREDO DIAZ GUZMAN AND FELIX ANTONIO DIAZ GUZMAN**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated June 6, 2025 executed by CENTEX LA CONDESA, L.P., a Texas Limited Partnership JOSE ALFREDO DIAZ GUZMAN AND FELIX ANTONIO DIAZ GUZMAN recorded under Clerk's Document No. 202510252 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JOSE ALFREDO DIAZ GUZMAN AND FELIX ANTONIO DIAZ GUZMAN, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202510253 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 61, Block D, 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): **March 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 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

23

FEB 03 2026

Krista Bartsch
Bastrop County Clerk

1:56 pm

Date: **February 3, 2026**

Substitute Trustee: **SAN JUANA ALVAREZ**

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

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 26, 2021**

Grantor: **MARVIN SAUL MURILLO ,A SINGLE PERSON AND CAROL
JOAQUINA MOREIRA ,A SINGLE PERSON**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 26, 2021, executed by CENTEX LOS MILAGROS, L.P., a Texas limited partnership MARVIN SAUL MURILLO ,A SINGLE PERSON AND CAROL JOAQUINA MOREIRA ,A SINGLE PERSON, recorded under Clerk's Document No. 202111750 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MARVIN SAUL MURILLO ,A SINGLE PERSON AND CAROL JOAQUINA MOREIRA ,A SINGLE PERSON to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202111751 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 21, Block B, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

24

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

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

Bastrop County Clerk

1:56 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: **IRIS LTZAYANA NAVA ,AND HUSBAND JOSE LUCAS TOMAS**

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 IRIS LTZAYANA NAVA ,AND HUSBAND JOSE LUCAS TOMAS recorded under Clerk's Document No. 202112915 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith IRIS LTZAYANA NAVA ,AND HUSBAND JOSE LUCAS TOMAS to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202112916 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 05, Block H, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

25

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

Substitute Trustee: **SAN JUANA ALVAREZ**

FEB 03 2026

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

Krista Bartsch
Bastrop County Clerk

1:56 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: **I&D DEVELOPMENT INC., A TEXAS CORPORATION**

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 I&D DEVELOPMENT INC., A TEXAS CORPORATION, recorded under Clerk's Document No. 202120278 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith I&D DEVELOPMENT INC., A TEXAS CORPORATION, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202120279 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 19, Block E, LOS MILAGROS PHASE 2, Bastrop County, Texas, according to the map recorded Cabinet 7, Page No. 111-A to 111-B, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

Date of Sale (first Tuesday of month): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

26

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 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

Krista Bartsch
Bastrop County Clerk
1:56 pm

Date: **October 30, 2024**

Grantor: **KAYLA MARIE FLORES**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated October 30, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP KAYLA MARIE FLORES, recorded under Clerk's Document No. 202417388 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith KAYLA MARIE FLORES, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202417391 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 38, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

27

FILED

FEB 03 2026

Date: **February 3, 2026**

Substitute Trustee: **SAN JUANA ALVAREZ**

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

Krista Bartsch
Bastrop County Clerk

1:56 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: **CLARISA BENITEZ , A MARRIED PERSON AND FIDEL HUERTA , A
MARRIED PERSON**

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 CLARISA BENITEZ , A MARRIED PERSON AND FIDEL HUERTA , A MARRIED PERSON, recorded under Clerk's Document No. 202111764 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith CLARISA BENITEZ , A MARRIED PERSON AND FIDEL HUERTA , A MARRIED PERSON to LETICIA YAZMIN, Trustee, recorded under Clerk's Document No. 202111765 Official Records, Bastrop County, Texas. Assumption Warranty Deed Filed on January 16, 2025 recorded under County clerks Document Number 202500850, in Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 06, Block D, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

NOTICE OF TRUSTEE'S SALE

FILED

28

Date: **February 3, 2026**

FEB 03 2026

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

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

Bastrop County Clerk

1:56 pm

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

Note: **ONE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$131,900.00)**

Deed of Trust

Date: **October 4, 2024**

Grantor: **IRAIS BAUTISTA HERNANDEZ AND PAUL SANCHEZ FRANCISCO**

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 IRAIS BAUTISTA HERNANDEZ AND PAUL SANCHEZ FRANCISCO, recorded under Clerk's Document No. 202416685 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith IRAIS BAUTISTA HERNANDEZ AND PAUL SANCHEZ FRANCISCO, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202416686 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 11, Block J, 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): **March 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 refilled 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

29

NOTICE OF TRUSTEE'S SALE

FILED

Date: February 3, 2026

FEB 03 2026

Trustee: SAN JUANA ALVAREZ

Krista Bartsch
Bastrop County Clerk

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

1:56 pm

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

Note: ONE HUNDRED FIFTY-SIX THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$156,900.00)

Deed of Trust

Date: December 18, 2024

Grantor: ANIELA MARLEN JASSO LOPEZ AND ERIKA GUADALUPE JASSO LOPEZ

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

Recording information: A Special Warranty Deed with Vendor's Lien dated December 18, 2024 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP ANIELA MARLEN JASSO LOPEZ AND ERIKA GUADALUPE JASSO LOPEZ recorded under Clerk's Document No. 202420530 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ANIELA MARLEN JASSO LOPEZ AND ERIKA GUADALUPE JASSO LOPEZ to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202420531 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 26, Block X, 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): March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

30

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1.56 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: **January 28, 2025**

Grantor: **ROGELIO RIVERA MARTINEZ**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated January 28, 2025 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP ROGELIO RIVERA MARTINEZ, recorded under Clerk's Document No. 202502697 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ROGELIO RIVERA MARTINEZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202502698 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 68, Block G, LOS MILAGROS PHASE 5 SUBDIVISION, Bastrop County, Texas, according to the map recorded in Cabinet 9, Pages 1A-1 B, in the Map Records of Bastrop County, Texas.**

County: **Bastrop**

Date of Sale (first Tuesday of month): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

31

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 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: **Jorge Alberto Canizales Garcia**

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 Jorge Alberto Canizales Garcia, recorded under Clerk's Document No. 202419826 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith Jorge Alberto Canizales Garcia, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202419827 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 63, Block P, LOS MILAGROS PHASE 3, Bastrop County, Texas, according to the map recorded in Cabinet 9. Pages 1A-1 B, in the Map Records of Bastrop County, Texas.**

County: **Bastrop**

Date of Sale (first Tuesday of month): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

32

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 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: **December 3, 2024**

Grantor: **VENICIA GARCIA VASQUEZ AND FARES NAHUN REYES CASERES**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated December 3, 2024 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP VENICIA GARCIA VASQUEZ AND FARES NAHUN REYES CASERES, recorded under Clerk's Document No. 202421010 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith VENICIA GARCIA VASQUEZ AND FARES NAHUN REYES CASERES to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202421011 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 40, Block Q, LOS MILAGROS PHASE 5, Bastrop County, Texas, according to the map recorded Cabinet 9, Pages 1A-1B, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

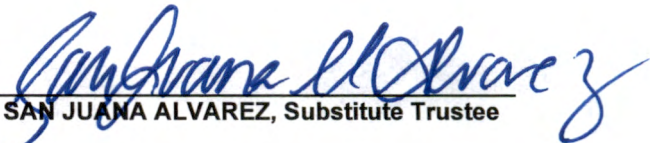
Date of Sale (first Tuesday of month): **March 3, 2026**

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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

33

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 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 3, 2025**

Grantor: **MATEO BANUELOS GARAY**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 3, 2025 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP MATEO BANUELOS GARAY recorded under Clerk's Document No. 202505971 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MATEO BANUELOS GARAY, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202505972 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 01, Block DD, LOS MILAGROS PHASE 6, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

34

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 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

FEB 03 2026

Krista Bartsch
Bastrop County Clerk
1:56 pm

Date: **October 8, 2024**
Grantor: **MARIA ANTONIETA MARTINEZ GUERRERO AND MAGALY MONTSERRAT JAIME SANDOVAL**
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

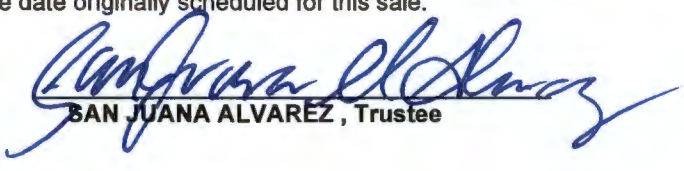
Recording information: A Special Warranty Deed with Vendor's Lien dated October 8, 2024, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP MARIA ANTONIETA MARTINEZ GUERRERO AND MAGALY MONTSERRAT JAIME SANDOVAL recorded under Clerk's Document No. 202416698 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith MARIA ANTONIETA MARTINEZ GUERRERO AND MAGALY MONTSERRAT JAIME SANDOVAL, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202416699 Official Records, Bastrop County, Texas.

Property: (including any improvements), All of Lot 30, Block O, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

35

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1 56pm

Lender: **CENTEX LOS MILAGROS 3-6, 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: **October 4, 2024**

Grantor: **DEYANIRA RAMIREZ AND ROBERTO 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 DEYANIRA RAMIREZ AND ROBERTO RAMIREZ, recorded under Clerk's Document No. 202416837 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith DEYANIRA RAMIREZ AND ROBERTO RAMIREZ, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202416838 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 20, 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): **March 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 refileing may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

36

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 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: **BENITO CARREON, AND WIFE SANJUANA ELIZABETH MARTINEZ**

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 BENITO CARREON, AND WIFE SANJUANA ELIZABETH MARTINEZ recorded under Clerk's Document No. 202005005 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith BENITO CARREON, AND WIFE SANJUANA ELIZABETH MARTINEZ to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202005006 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 18, Block B, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

37

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 pm

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

Note: **NINETY-THREE THOUSAND ONE HUNDRED FIFTY-FIVE AND
NO/100THS DOLLARS (\$93,155.00)**

Deed of Trust

Date: **February 28, 2020**

Grantor: **JERONIMO LUCATERO MORA, A SINGLE PERSON YOLANDA
MARTINEZ PICHARDO 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 JERONIMO LUCATERO MORA, A SINGLE PERSON YOLANDA MARTINEZ PICHARDO A SINGLE PERSON, recorded under Clerk's Document No. 202004741 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith JERONIMO LUCATERO MORA, A SINGLE PERSON YOLANDA MARTINEZ PICHARDO A SINGLE PERSON, to ADELA MUNIS, Trustee, recorded under Clerk's Document No. 202004743 Official Records, Bastrop County, Texas. Assumption Agreement dated August 30, 2021, recorded under Clerk's Document No. 202119734 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 25, Block B, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

38

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56pm

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: **July 30, 2025**

Grantor: **GILBERTO RODRIGUEZ OLIVARES**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated July 30, 2025 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP GILBERTO RODRIGUEZ OLIVARES, recorded under Clerk's Document No. 202513221 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith GILBERTO RODRIGUEZ OLIVARES, to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202513222 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 40, Block X, LOS MILAGROS PHASE 6, 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): **March 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 Substitute 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Trustee

39

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch

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

Bastrop County Clerk

1:56 pm

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

Note: **ONE HUNDRED THIRTEEN THOUSAND AND NO/100THS
DOLLARS (\$113,000.00)**

Deed of Trust

Date: **January 21, 2022**

Grantor: **BEATRIZ ADRIANA LANDIN ,A MARRIED PERSON**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated January 21, 2022 executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership BEATRIZ ADRIANA LANDIN ,A MARRIED PERSON recorded under Clerk's Document No. 202202803 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith BEATRIZ ADRIANA LANDIN ,A MARRIED PERSON to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 202202804 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 17, Block D, 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): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

40

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026** **FEB 03 2026**
Substitute Trustee: **SAN JUANA ALVAREZ** Krista Bartsch
Substitute Trustee's Address: **11410 N. FM 493** Bastrop County Clerk
Donna, Texas 78537 1:56 pm
Lender: **CENTEX MONTE VISTA, L.P., a Texas Limited Partnership**
Note: **ONE HUNDRED THIRTY-FIVE THOUSAND FIVE HUNDRED**
AND NO/100THS DOLLARS (\$135,500.00)
Deed of Trust

Date: **December 19, 2023**

Grantor: **PAULA OVIEDO**

Lender: **CENTEX MONTE VISTA, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated December 19, 2023 executed by CENTEX MONTE VISTA, L.P., a Texas limited partnership PAULA OVIEDO, recorded under Clerk's Document No. 202400681 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith PAULA OVIEDO, to YAZMIN LEAL, Trustee, recorded under Clerk's Document No. 202400682 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 43, Block A, MONTE VISTA SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page(s) 169-A – 169-B, Plat Records of Bastrop County, Texas.**

County: **Bastrop**

Date of Sale (first Tuesday of month): **March 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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee

41

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 pm

Lender: **CENTEX MONTE VISTA, L.P., a Texas Limited Partnership**

Note: **ONE HUNDRED TWENTY- FOUR THOUSAND NINE HUNDRED
AND NO/100THS DOLLARS (\$124, 900.00)**

Deed of Trust

Date: **May 9, 2022**

Grantor: **ROSA RAXANNE ROSALES AND HUSBAND ARNULFO REYES**

Lender: **CENTEX MONTE VISTA, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 9, 2022, executed by CENTEX MONTE VISTA, L.P., a Texas limited partnership ROSA RAXANNE ROSALES AND HUSBAND ARNULFO REYES, recorded under Clerk's Document No. 202212404 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ROSA RAXANNE ROSALES AND HUSBAND ARNULFO REYES, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 202212405 Official Records, Bastrop County, Texas. Assumption Agreement dated April 14, 2023, recorded under Clerk's Document No. 202305895 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 17, Block A, MONTE VISTA SUBDIVISION, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 7, Page(s) 169-A – 169-B, Plat Records of Bastrop County, Texas.**

County: **Bastrop**

Date of Sale (first Tuesday of month): **March 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

42

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: **February 3, 2026**

FEB 03 2026

Substitute Trustee: **SAN JUANA ALVAREZ**

Krista Bartsch
Bastrop County Clerk

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

1:56 pm

Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Note: **SEVENTY-SEVEN THOUSAND SEVEN HUNDRED AND NO/100THS DOLLARS (\$77,700.00)**

Deed of Trust

Date: **September 11, 2019**

Grantor: **ATANACIO CEDILLO, A SINGLE PERSON ANABEL O RIVERA A SINGLE PERSON**

Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated September 11, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership ATANACIO CEDILLO, A SINGLE PERSON ANABEL O RIVERA A SINGLE PERSON recorded under Clerk's Document No. 201914048 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ATANACIO CEDILLO, A SINGLE PERSON ANABEL O RIVERA A SINGLE PERSON, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201914049 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 5, Block D, SANTA FE SUBDIVISION PHASE 1, Bastrop County, Texas, according to the map recorded under Cabinet #6, Pages 163A-164A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**

Date of Sale (first Tuesday of month): **March 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

43

NOTICE OF TRUSTEE'S SALE

FILED

FEB 03 2026

Date: **February 3, 2026**
Trustee: **SAN JUANA ALVAREZ**

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

Krista Bartsch
Bastrop County Clerk
1 56 pm

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

Note: **ONE HUNDRED THIRTY-FOUR THOUSAND AND NO/100THS DOLLARS (\$134,000.00)**

Deed of Trust

Date: **May 13, 2025**

Grantor: **VERONICA CORNEJO**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 13, 2025 executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP VERONICA CORNEJO recorded under Clerk's Document No. 202508389 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith VERONICA CORNEJO , to SAN JUANA ALVAREZ, Trustee, recorded under Clerk's Document No. 202508390 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 15, Block Z, LOS MILAGROS PHASE 6, 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): **March 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

44

NOTICE OF TRUSTEE'S SALE

FILED

Date: **February 3, 2026**
Trustee: **SAN JUANA ALVAREZ**
Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

FEB 03 2026

Krista Bartsch
Bastrop County Clerk
1:56 pm

Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**
Note: **ONE HUNDRED FORTY-SIX THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$146,400.00)**
Deed of Trust

Date: **January 15, 2025**
Grantor: **ANGEL ANDERSON MARTINEZ SALAS**
Lender: **CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP**

Recording information: **A Special Warranty Deed with Vendor's Lien dated January 15, 2025, executed by CENTEX LOS MILAGROS 3-6, L.P., A TEXAS LIMITED PARTNERSHIP ANGEL ANDERSON MARTINEZ SALAS, recorded under Clerk's Document No. 202501084 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith ANGEL ANDERSON MARTINEZ SALAS, to SAN JUANA ALVAREZ Trustee, recorded under Clerk's Document No. 202501085 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 23, Block Z, LOS MILAGROS PHASE 6, Bastrop County, Texas, according to the map recorded Cabinet 8, Pages 998-100A, in the Map Records of Bastrop County, Texas**

County: **Bastrop**

Date of Sale (first Tuesday of month): **March 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, 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, Trustee

Notice of Trustee's Sale

45

Date: 02/06/2026

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 03/07/2025, in the original principal amount of \$154,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 03/07/2025, executed by Grace Jasmine Ruvalcaba & Juan Gregorio Gallegos Oviedo to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202505298 of the Official Public Records of Bastrop County, Texas

Property: Lot 6, Block F, Twin Creeks, Bastrop County, Texas

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

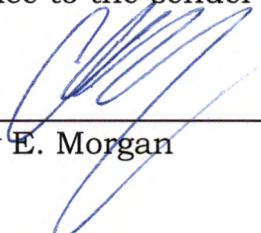
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602

Lender has duly appointed Clay E. Morgan as 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.

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.



Clay E. Morgan

FILED
FEB 06 2026
Krista Bartsch
Bastrop County Clerk
2:21 pm

Notice of Trustee's Sale

46

Date: 02/06/2026

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 11/08/2024, in the original principal amount of \$154,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 11/08/2024, executed by Wenceslao Ibarra Galarza to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202419099 of the Official Public Records of Bastrop County, Texas

Property: Lot 4, Block H, Twin Creeks, Bastrop County, Texas

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

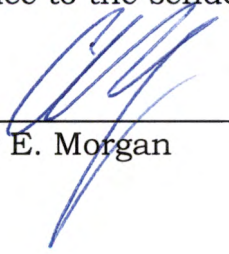
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as 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.

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Clay E. Morgan

FILED

FEB 06 2026

Krista Bartsch
Bastrop County Clerk

2:21 pm

Notice of Trustee's Sale

Date: 02/06/2026

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 10/31/2023, in the original principal amount of \$309,800.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/31/2023, executed by Alfonzo Zalazar Martinez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202316869 of the Official Public Records of Bastrop County, Texas

Property: Lots 6 & 7, Block G, Twin Creeks, Bastrop County, Texas

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

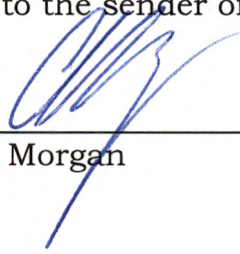
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as 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.

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Clay E. Morgan

FILED

FEB 06 2026

Krista Bartsch
Bastrop County Clerk

2:21 pm

Notice of Trustee's Sale

Date: 02/06/2026

Trustee: Clay E. Morgan

Lender: 812 - Mesa, Inc.

Note: Real Estate Lien Note dated 09/13/2024, in the original principal amount of \$154,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/13/2024, executed by Anuar Jesus Castejon Pavon & Olga Beatriz Vasquez Mejia to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202415278; Corrected #202416077 of the Official Public Records of Bastrop County, Texas

Property: Lot 3, Block F, Twin Creeks, Bastrop County, Texas

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

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as 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.

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Clay E. Morgan

FILED

FEB 06 2026

Krista Bartsch
Bastrop County Clerk

2:21 pm