

23TX373-0303  
1309 W AVENUE A, LAMPASAS, TX 76550

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### NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
BEING LOT 5, BLOCK NO. 3, COLONIAL HEIGHTS, A SUBDIVISION IN THE CITY AND COUNTY OF LAMPASAS, TEXAS, AS RECORDED IN CABINET 1, SLIDE 77, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 8, 2018 and recorded on June 8, 2018 as Instrument Number 172420 in the real property records of LAMPASAS County, Texas, which contains a power of sale.

Sale Information: January 02, 2024, at 12:00 PM, or not later than three hours thereafter, at the west entrance to the Lampasas County Courthouse, 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 CHRISTOPHER M HENSON AND SUSAN E. HENSON secures the repayment of a Note dated June 8, 2018 in the amount of \$196,278.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation 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.

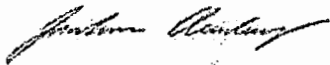
**FILED**

13 day of November 2023  
Dianne Miller  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY DM DEPUTY

Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Calvin Speer, Melody Speer, Wendy Speer, Bob Frisch, Jodi Steen, Janice Stoner, Vicki Rodriguez, Wayne Daughtrey, Jo Woolsey, Dustin George


**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.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, ~~Dylan~~ Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, ~~Matthew Hansen~~, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Calvin Speer, Melody Speer, Wendy Speer, Bob Frisch, Jodi Steen, Janice Stoner, Vicki Rodriguez, Wayne Daughtrey, Jo Woolsey, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 13<sup>th</sup> day of November, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMPASAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

|   |   |
|---|---|
| <b>Deed of Trust Date:</b><br>1/3/2014  | <b>Grantor(s)/Mortgagor(s):</b><br>JOHN HARRIS, A MARRIED PERSON JOINED HEREIN BY NITA HARRIS |
| <b>Original Beneficiary/Mortgagee:</b><br>BOKE, NA DBA BANK OF TEXAS  | <b>Current Beneficiary/Mortgagee:</b><br>BOKF, N.A.   |
| <b>Recorded in:</b><br><b>Volume:</b> N/A<br><b>Page:</b> N/A<br><b>Instrument No:</b> 154200   | <b>Property County:</b><br>LAMPASAS   |
| <b>Mortgage Servicer:</b><br>Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.           | <b>Mortgage Servicer's Address:</b><br>7060 S. Yale Avenue, Suite 200,<br>Tulsa, OK 74136     |
| <b>Date of Sale:</b> 1/2/2024   | <b>Earliest Time Sale Will Begin:</b> 12PM  |
| <b>Place of Sale of Property:</b> THE WEST ENTRANCE TO THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. |   |

**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, Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, 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.

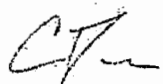
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

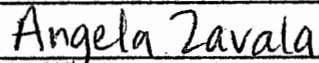
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(D): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 11/15/2023



Cole Patton, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Bank of Oklahoma, N.A.

Dated: NOV 16 2023



Printed Name:

Angela Zavala

Substitute Trustee  
c/o ServiceLink Auction  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-23-100036-POS  
Loan Type: VA

**FILED**  
16 day of November 20 23  
Dianne Miller  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
B. J. ... DEPUTY

EXHIBIT "A"  
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 1.41 ACRES OF LAND, OUT OF THE H. WALLACE SURVEY, ABSTRACT NUMBER 1188, LAMPASAS COUNTY, TEXAS, SAME BEING THAT CERTAIN VANDERBUILT MORTGAGE & FINANCE INC. 1.41 ACRE TRACT RECORDED IN VOLUME 469, PAGE 649, DEED RECORDS, LAMPASAS COUNTY, TEXAS, SAID 1.41 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron found in the northerly right-of-way line of Farm to Market Road 580, at the southwest corner of that certain Nix School 0.69 acre tract recorded in Volume 395, Page 416, Deed Records, said county, same being the southeast corner of said 1.41 acre tract, for the southeast corner hereof;

THENCE South 88 degrees 41 minutes 54 seconds West, along said right-of-way line and the southerly line of said 1.41 acre tract, 177.87 feet to an iron rod found in said line;


THENCE South 88 degrees 44 minutes 29 seconds West, continuing along said line at 148.21 feet passing an iron rod found in said line at the southeast corner of a 30 foot access easement, continuing in all 178.01 feet to a mag nail set in said line, at the southeast corner of that certain James Hutchinson 49.57 acre tract recorded in Volume 308, Page 34, Deed Records, said county, same being the southwest corner of said 1.41 acre tract, for the southwest corner hereof;

THENCE North 02 degrees 01 minutes 34 seconds West, along the easterly line of said 49.57 acre tract and the westerly line of said 1.41 acre tract, 170.22 feet to an iron rod found in said line, at the southwest corner of that certain Jo Pipkins 4.86 acre tract recorded in Volume 443, page 180, Deed Records, said county, same being the northwest corner of said 1.41 acre tract, for the northwest corner hereof;

THENCE North 87 degrees 58 minutes 13 seconds East, along the southerly line of said 4.86 acre tract and the northerly line of said 1.41 acre tract, at 29.90 feet passing the northeast corner of a 30 foot access easement, in all 353.83 feet to an iron rod found in said line, at the northwest corner of said 0.69 acre tract, same being the northeast corner of said 1.41 acre tract, for the northeast corner hereof;

THENCE South 02 degrees 50 minutes 08 seconds East, along the westerly line of said 0.69 acre tract and the easterly line of said 1.41 acre tract, 174.90 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

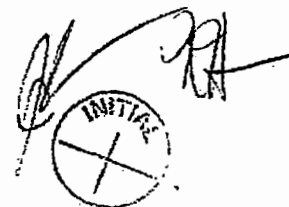
  
Edward Rumsey  
TX R.P.L.S #5729  
Job # A1105711



01-18-2011  
Date

Exhibit "A"

Page 1 of 2



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: 12-11, 2023

**DEED OF TRUST:**

Date: December 2, 2019

Grantor: WILLIAM QUAVE and MARIA QUAVE

Grantor's County: LAMPASAS

Beneficiary: CREEKSIDE RANCH GROUP, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, TED WILLIAMSON, and ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Volume 376, Page 71-77, Real Property Records, Lampasas County, Texas.

**PROPERTY:**

Tract 16, being 15.82 acres, more or less, out of the D. S. Price Survey, Abstract No. 1547, Lampasas County, Texas, also known as Tract 16 of Adamsville 400 Subdivision, an unrecorded subdivision in Lampasas County, Texas, being more particularly described in Deed of Trust recorded in Volume 376, Pages 71-77, Official Public Records of Lampasas County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

Date: December 2, 2019

Original Principal Amount: \$85,273.00

**Holder:** CREEKSIDE RANCH GROUP, LLC

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 2nd day of January, 2024.

**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of Lampasas County, Lampasas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, ED HENDERSON, TED  
WILLIAMSON, ANDREW MILLS-  
MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

**FILED**  
11 day of December 2023  
Miller  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY