

725 COUNTY ROAD 3081
LAMPASAS, TX 76550

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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: February 06, 2024

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

Place: WEST ENTRANCE DOOR TO THE LAMPASAS 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 July 10, 2006 and recorded in Document CLERK'S FILE NO. 124478 real property records of LAMPASAS County, Texas, with WALLACE E FRAZIER AND LISA FRAZIER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WALLACE E FRAZIER AND LISA FRAZIER, securing the payment of the indebtednesses in the original principal amount of \$114,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

FILED
11 day of January 2024
Dianne Huber
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY K Chavez DEPUTY



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 JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

725 COUNTY ROAD 3081
LAMPASAS, TX 76550

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LAMPASAS

EXHIBIT "A"

LOT SEVEN (7), BLOCK TWO (2), CRIPPLE CREEK, LAMPASAS COUNTY, TEXAS AS SHOWN ON PLAT OF RECORD IN CABINET 1, SLIDE 176, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSE.

Notice of Substitute Trustee 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: 02/06/2024

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Lampasas County, Texas at the following location: **THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 117 W SAN SABA ST, LOMETA, TX 76853

2. 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. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/28/2023 and recorded 05/02/2023 in Book 434, Page 939 Document 196887, real property records of Lampasas County, Texas, with **JAMES D CRIBBS, AN UNMARRIED MAN, SOLE OWNERSHIP** grantor(s) and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR ENVOY MORTGAGE LTD., ITS SUCCESSORS AND ASSIGNS** as Lender, **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **JAMES D CRIBBS, AN UNMARRIED MAN, SOLE OWNERSHIP**, securing the payment of the indebtedness in the original principal amount of **\$175,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

FILED
21 day of December 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
By Juan P. Pina DEPUTY

TS No.: 2023-05855
23-000064-568

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.

Date: 12/12/2023

Marisa Vidrine
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520
Telephone: (925) 272-4993
Authorized Agent of the Mortgagee or Mortgage Servicer

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

TS No.: 2023-05855
23-000064-568

EXHIBIT A

LOT TEN, (10), LOT ELEVEN (11) AND LOT TWELVE, (12), AND A TRACT 10' X 10' OUT OF THE SOUTHWEST CORNER OF LOT THIRTEEN (13), BLOCK FIFTY-FIVE (55), ORIGINAL TOWN OF LOMETA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 1, SLIDE 29, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Pearle Phillips	Deed of Trust Date	November 20, 2007
Original Mortgagee	Wells Fargo Bank, N.A.	Original Principal	\$300,240.00
Recording Information	Instrument #: 131480 Book #: 236 Page #: 951 in Lampasas County, Texas	Original Trustee	Robert K. Fowler
Property Address	10150 E. Hwy. 190, Kempner, TX 76539	Property County	Lampasas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	02/06/2024
Time of Sale	12:00 PM or no later than 3 hours thereafter
Place of Sale	The West entrance to the Courthouse in Lampasas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Lampasas County Commissioner's Court.
Substitute Trustees	Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Sara Edgington, Thomas Gilbraith, Auction.com, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

BEING 47.59 ACRES OF THE SARAH PENNINGTON SURVEY, ABST. NO. 534 IN LAMPASAS COUNTY, TEXAS, AND BEING PART OF A 154.8 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM MARY JOE PHILLIPS TO PEARLE PHILLIPS, ET AL, DATED APRIL 20, 1990, AS RECORDED IN VOL. 277, PAGE 785 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS; SAID 47.59 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HWY. 190, FROM WHENCE A 1/2 INCH BRS. NORTH 10 DEGREES 15' 30" WEST, 0.77 FEET, AND FROM WHENCE A 1/2 INCH IRON PIN SET FOR THE NORTHWEST CORNER OF A 4.92 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 2 IN A DEED TO JOHN PHILLIPS, AS RECORDED IN VOL. 169, PAGE 393 OF SAID DEED RECORDS BRS. NORTH 86 DEGREES 41' 30" EAST, 174.15 FEET, AND NORTH 86 DEGREES 36' 35" EAST, 371.15 FEET;
THENCE SOUTH 14 DEGREES 50' 05" EAST, 1543.71 FEET TO A 1/2 INCH IRON PIN SET;
THENCE APPROXIMATELY ONE FOOT SOUTH OF A FIELD FENCE AS FOLLOWS;
SOUTH 71 DEGREES 42' 45" WEST, 467.91 FEET TO A 1/2 INCH IRON PIN SET;
SOUTH 59 DEGREES 30' 05" WEST, 275.48 FEET TO A 1/2 INCH IRON PIN SET;
SOUTH 70 DEGREES 24' 15" WEST, 351.55 FEET TO A 1/2 INCH IRON PIN SET ON THE EAST LINE OF A 53.59 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 1 IN SAID DEED TO JOHN PHILLIPS;
THENCE NORTH 23 DEGREES 16' 50" WEST, WITH THE EAST LINE OF SAID 53.59 ACRE TRACT, 559.74 FEET TO A 1/2 INCH IRON PIN SET AT A FIELD FENCE CORNER FOR A CORNER ON THE EAST LINE OF SAID 53.59 ACRE TRACT;
THENCE NORTH 26 DEGREES 28' 50" WEST, WITH THE EAST LINE OF SAID 53.59 ACRE TRACT, 1217.47 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HWY. 190, FROM WHENCE A 1/2 INCH IRON PIN FOUND BRS. NORTH 26 DEGREES 28' 50" WEST, 0.47 FEET;
THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HWY. 190 AS FOLLOWS;

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00820

PAGE 1

FILED

7 day of December 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY Carrie Redman DEPUTY

NOTICE OF TRUSTEE'S SALE

**NORTH 71 DEGREES 56' 00" EAST, 136.50 FEET TO A CONCRETE MONUMENT FOUND;
NORTH 73 DEGREES 33' 00" EAST, 346.17 FEET TO A CONCRETE MONUMENT FOUND;
NORTH 77 DEGREES 53' 55" EAST, 490.71 FEET TO A CONCRETE MONUMENT FOUND;
NORTH 81 DEGREES 43' 25" EAST, 279.19 FEET TO A CONCRETE MONUMENT FOUND;
NORTH 86 DEGREES 41' 30" EAST, 164.11 FEET TO THE PLACE OF BEGINNING, AS SURVEYED ON
THE GROUND ON MAY 16, 2023, BY MAPLES & ASSOCIATES, INC., AND AS SHOWN ON AN
ACCOMPANYING PLAT OF EVEN SURVEY DATE HEREWITH.**

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

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

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

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

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

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the

NOTICE OF TRUSTEE'S SALE

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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Dated December 1, 2023.

/s/ Selim H. Taherzadeh _____

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

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