

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March, 2024

**DEED OF TRUST:**

Date: September 30, 2020

Grantor: MICHAEL BRADLEY COOKSON and ROBERTA DANIELLE COOKSON

Grantor's County: LAMPASAS COUNTY

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: Document No. 183509, Real Property Records, Lampasas County, Texas.

**PROPERTY:**

Tract 23, being 11.63 acres, more or less, out of the Joseph W. Proctor Survey, Abstract No. 1124, Lampasas County, Texas, also known as Tract 23 of Adamsville 400 Subdivision, an unrecorded subdivision in Lampasas County, Texas, and being more particularly described in Deed of Trust recorded under Document No. 183509, Official Public Records of Lampasas County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

Date: September 30, 2020

Original Principal Amount: \$92,625.00

**FILED**  
4 day of March 2024  
Dianne Miller  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY Kristen Cheves DEPUTY

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 April, 2024.

PLACE OF SALE OF PROPERTY (including county):

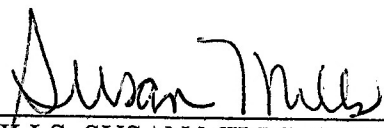
County Courthouse of Lampasas County, Lampasas, Texas, at area designated by County Commissioners for said sales.

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.**

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 8, 2024

DEED OF TRUST:

Date: March 1, 2018

Grantor: ROY BAILON and SANDRA RAMIREZ

Grantor's County: LAMPASAS

Beneficiary: JUSTIN HILTON

Trustee: ROBERT E. BLACK

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

Substitute Trustee's Address:

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

Recorded in: Volume 350, Page 716-722, Real Property Records, Lampasas County, Texas.

PROPERTY:

Lots Twelve (12) and Thirteen (13), Block Twenty-Four (24), G.C. & S.F. RAILWAY CO. ADDITION to the town of Lampasas, Lampasas County, Texas, as per plat of record in Volume 1, Page 10, Plat Records of Lampasas County, Texas, reference to which is hereby made for all purposes.

NOTE SECURED BY DEED OF TRUST:

Date: March 1, 2018

Original Principal Amount: \$5,000.00

Holder: JUSTIN HILTON

FILED  
12 day of March 2024  
Dianne Miller  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY: Jaime Ramirez DEPUTY

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

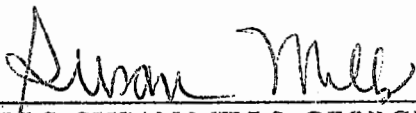
PLACE OF SALE OF PROPERTY:

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 8, 2024

DEED OF TRUST:

Date: August 22, 2011

Grantor: ROY BAILON and SANDRA RAMIREZ

Grantor's County: LAMPASAS

Beneficiary: JUSTIN HILTON

Trustee: ROBERT E. BLACK

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

Substitute Trustee's Address:

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

Recorded in: Document No. 145481, Real Property Records, Lampasas County, Texas.

PROPERTY:

Lots Twelve (12) and Thirteen (13), Block Twenty-Four (24), G.C. & S.F. RAILWAY CO. ADDITION to the town of Lampasas, Lampasas County, Texas, as per plat of record in Volume 1, Page 10, Plat Records of Lampasas County, Texas, reference to which is hereby made for all purposes.

NOTE SECURED BY DEED OF TRUST:

Date: August 22, 2011

Original Principal Amount: \$34,900.00

Holder: JUSTIN HILTON

**FILED**  
12 day of March 2024  
Dianne Miller  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
By Gene Norman DEPUTY

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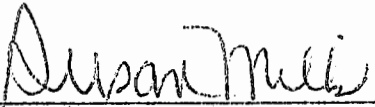
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