



## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the **"Deed of Trust"**), dated February 27, 2019, from Kimberlea Hope (**"Borrower"**), as Grantor to Dorothy Hayner, Trustee, filed for record on March 5, 2019 in Real Property Records of Lampasas County, Texas, more particularly described therein, which serves as security for a \$55,500.00 promissory note described therein (the **"Note"**) executed by Borrower, payable to the order of Centex Casas, LLC.

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

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

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 6, 2021 beginning at 10 o'clockam, or not later than 12 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Lampasas County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Lampasas County, Texas, which real property is described as follows:

Legal Description: That property commonly known as 1112 Nix Rd, Lampasas, TX 76550; and Lot 6, Block 1, Paul Matthews Addition, Town of Lampasas, Lampasas County, Texas, described in Volume 457, Page 352, Deed Records of Lampasas County, Texas; being that exact tract sold to Milam Properties No. 1 Ltd and described in Sheriffs Tax Deed dated August 24, 2017, recorded in Vol. 534, Page 145, Deed Records of Lampasas County, Texas.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

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

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

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.

IN WITNESS HEREOF, this instrument has been executed to be effective June 1, 2021

Property Address: **1112 Nix Rd, Lampasas, Lampasas County, TX 76550**

Substitute Trustee, Teresa Lewellen

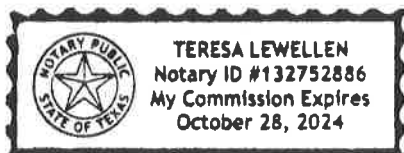
Justin Milam

Acknowledgement

STATE OF Texas )  
COUNTY OF Lampasas )

This instrument was acknowledged before me on June 1, 2021 by Justin Milam for Centex Casas LLC

NOTARY SEAL:



Teresa Lewellen  
Notary Public, the State of Texas

After Recording please send to:  
Centex Casas/Milam Properties  
P.O. Box 1606  
Lampasas, TX 76550

**FILED**  
2nd day of June, 2021  
Connie Hartmann  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY ag. a. donace DEPUTY

Copy

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the **"Deed of Trust"**), dated December 1, 2015, from Juana Lujano (**"Borrower"**), as Grantor to Jackie Baltrun, Trustee, filed for record on December 2, 2015 in Real Property Records of Lampasas County, Texas, more particularly described therein, which serves as security for a \$49,500.00 promissory note described therein (the **"Note"**) executed by Borrower, payable to the order of Milam Properties No. 1, LTD.

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

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

WHEREAS, Milam Properties No. 1, LTD, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 6, 2021 beginning at 10 o'clock am, or not later than 12 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Lampasas County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Lampasas County, Texas, which real property is described as follows:

Legal Description: That property commonly known as 1008 W Ave E, Lampasas, TX 76550; and Being 0.403 acres, more or less, of the LHW Johnson Survey, Abst. No. 419, in Lampasas County, Texas, and being further described in Exhibit "A" attached hereto and made a part of hereof for all purposes; and

Being that identical property described in Residential Contract for Deed date June 9, 2009, recorded at Vol. 452, Page 830, Deed Records of Lampasas County, Texas.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

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

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

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.

IN WITNESS HEREOF, this instrument has been executed to be effective June \_\_\_\_, 2021

Property Address: **1008 W Ave E, Lampasas, Lampasas County, TX 76550**

Substitute Trustee, Teresa Lewellen

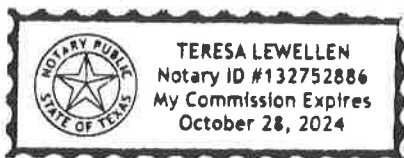
Justin Milam

Acknowledgement

STATE OF Texas )  
COUNTY OF Lampasas )

This instrument was acknowledged before me on June 1, 2021 by Justin Milam for Milam Properties No. 1, LTD

NOTARY SEAL:



Teresa Lewellen  
Notary Public, the State of Texas

After Recording please send to:  
Centex Casas/Milam Properties  
P.O. Box 1606  
Lampasas, TX 76550

# Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax

## LEGAL DESCRIPTION OF A TRACT OF LAND IN THE CITY AND COUNTY OF LAMPASAS, TEXAS.

Being 0.403 acres of the L.H.W. Johnson Survey, Abst. No. 419 in Lampasas County, Texas, and being all of a 0.21 acre tract of land described in a deed from Keith Lockhart to Kenneth H. Riecke, et ux, as recorded in Vol. 232, Page 167 of the Deed Records of Lampasas County, Texas, and being part of a 0.605 acre tract of land described in a deed from the City of Lampasas, Texas, to Ken Riecke, as recorded in Vol. 382, Page 98 of said deed records; said 0.403 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found at the intersection of the east line of Porter Street with the north line of Avenue E for the southwest corner of said 0.21 acre tract;

THENCE North 19° 00' 35" West, with the east line of said Porter Street and the west line of said 0.21 acre tract, 92.63 feet to a 2.5 inch pipe post found in concrete for the northwest corner of said 0.21 acre tract, being on the south line of Oak Hill Cemetery described as 15 acres in a deed to the City of Lampasas, as recorded in Vol. 10, Page 200 of said deed records;

THENCE North 70° 59' 35" East, along the general course of a fence, 99.93 feet to a 1/2 inch iron pin found for the northeast corner of said 0.21 acre tract and the northwest corner of said 0.605 acre tract;;

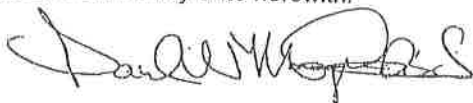
THENCE North 70° 23' 20" East, with the north line of said 0.605 acre tract, with the south line of said cemetery, and along the general course of a fence, 46.28 feet to a 1/2 inch iron pin found at a fence corner for the southeast corner of said cemetery tract and the southwest corner of a 3 acre tract of land described in a deed to A.M. Chambers, et ux, as recorded in Vol. 74, Page 68 of said deed records;

THENCE North 71° 00' 10" East, with the north line of said 0.605 acre tract and the south line of said 3 acre tract, 38.97 feet to a 1/2 inch iron pin set;

THENCE South 22° 34' 09" East, 94.70 feet to a cotton spindle set on the north line of said Avenue E and the south line of said 0.605 acre tract;

THENCE South 71° 38' 29" West, with the north line of said Avenue E and the south line of said 0.605 acre tract, 91.04 feet to a 1/2 inch iron pin found for the southwest corner of said 0.605 acre tract and the southeast corner of said 0.21 acre tract;

THENCE South 71° 12' 30" West, with the north line of said Avenue E and the south line of said 0.21 acre tract, 100.02 feet to the PLACE OF BEGINNING, as surveyed on the ground on April 21, 2009, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS  
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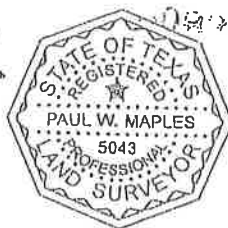
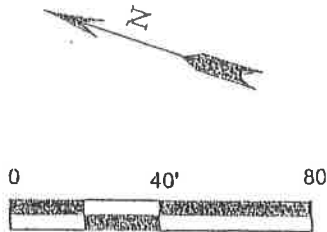
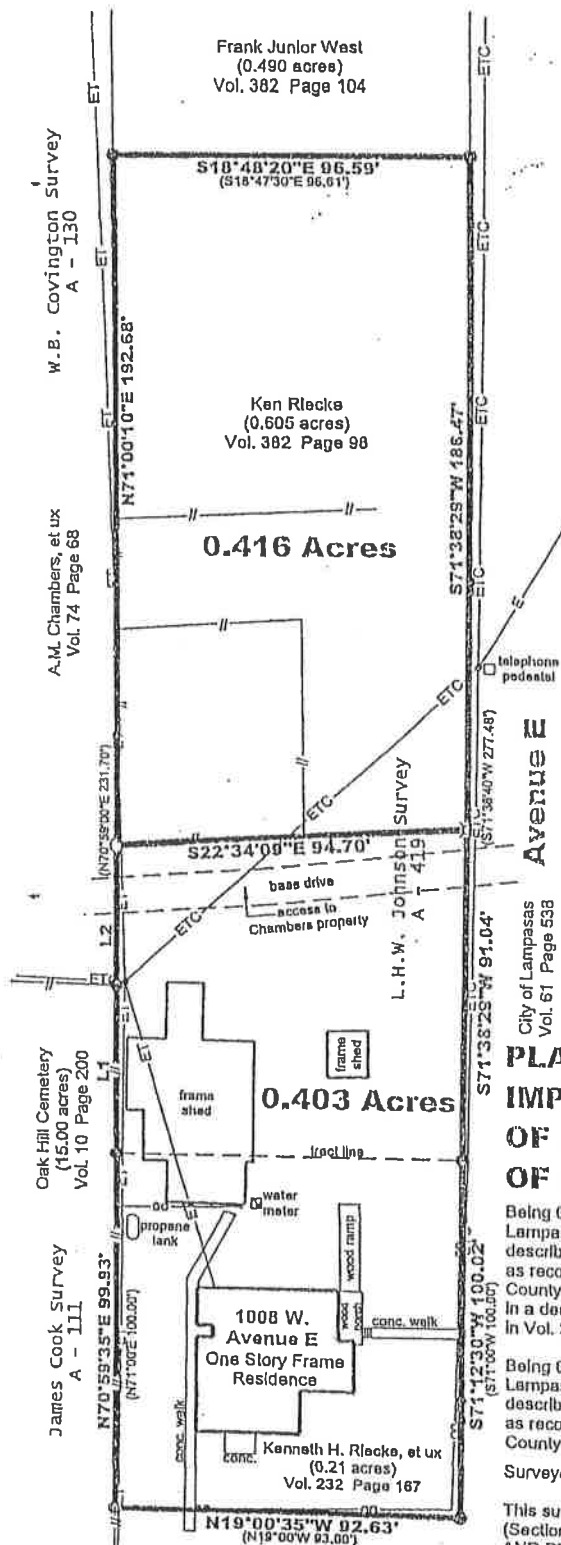


EXHIBIT A  
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## LEGEND

- 1/2" Iron Pin Set
- ⊙ 1/2" Iron Pin Found
- ⌵ Cotton Spindle Set
- ⊙ 2.5" Pipe Post
- Chainlink Fence
- Privacy Fence
- Overhead Electric Line
- Overhead Telephone Line
- Overhead Cable Line
- ⋄ Power Pole
- ( ) Record Call

Utilities are not shown  
and an easement search  
was not performed.

LINE	BEARING	HORIZ DIST
L1	N70°23'20"E	46.28'
L2	N71°00'10"E	38.97'

Record Line Table  
L1 N70°28'20"E 48.22'

## PLAT SHOWING THE LOCATION OF IMPROVEMENTS ON TWO TRACTS OF LAND IN THE CITY AND COUNTY OF LAMPASAS, TEXAS.

Being 0.403 acres of the L.H.W. Johnson Survey, Abst. No. 419 in Lampasas County, Texas, and being all of a 0.21 acre tract of land described in a deed from Keith Lockhart to Kenneth H. Riecke, et ux, as recorded in Vol. 232, Page 167 of the Deed Records of Lampasas County, Texas, and being part of a 0.605 acre tract of land described in a deed from the City of Lampasas, Texas, to Ken Riecke, as recorded in Vol. 382, Page 98 of said deed records.

Being 0.416 acres of the L.H.W. Johnson Survey, Abst. No. 419 in Lampasas County, Texas, and being part of a 0.605 acre tract of land described in a deed from the City of Lampasas, Texas, to Ken Riecke, as recorded in Vol. 382, Page 98 of the Deed Records of Lampasas County, Texas.

Surveyed on the ground on April 21, 2009.

This survey complies with the Professional and Technical Standards (Sections 663.13 - 663.19) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Land Surveying.

Paul W. Maples, RPLS  
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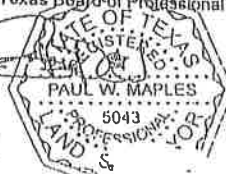


EXHIBIT A  
PAGE 2 OF 2 PAGES

FILED  
2nd day of June 2021  
Connie Hartmann  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY *[Signature]* DEPUTY