

11:24 a.m. p.m. o'clock

FEB 20 2025

By Dawn Rodman Deputy
County Court, Lampasas County, TX
Clerk: Dianne Miller**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: LEGAL DESCRIPTION OF A TRACT OF LAND IN LAMPASAS COUNTY, TEXAS.

BEING 13.76 ACRES OF THE GEORGE RICKS SURVEY, ABSTRACT NO. 582 IN LAMPASAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM ROBERT LEE LUTHI TO ANDREW CAMERON SHIPMAN, ET AL, DATED NOVEMBER 20, 2015, AS RECORDED IN VOLUME 513, PAGE 81 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS; SAID 13.76 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET FOR THE SOUTHWEST CORNER HEREOF AND THE SOUTHEAST CORNER OF AN 86.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT C. CARROLL, ET LUX, AS RECORDED IN VOLUME 373, PAGE 871 OF SAKI DEED RECORDS, AND BEING ON THE NORTH LINE OF A 19.88 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM H. ARNOLD, AS RECORDED IN VOLUME 417, PAGE 964 OF SAID DEED RECORDS, AND BEING FURTHER DESCRIBED IN VOLUME 148, PAGE 287 OF SAID DEED RECORDS;

THENCE WITH THE EAST LINE OF SAID 86.13 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE AS FOLLOWS;

NORTH 13 DEGREES 12 MINUTES 45 SECONDS WEST, 14.34 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A FENCE CORNER;

NORTH 57 DEGREES 42 MINUTES 49 SECONDS EAST, 236.95 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKER RPLS 2218 FEET FOUND AT A FENCE CORNER;

THENCE NORTH 52 DEGREES 20 MINUTES 32 SECONDS EAST, 189.87 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A FENCE CORNER;

NORTH 43 DEGREES 40 MINUTES 22 SECONDS EAST, 156.26 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A FENCE CORNER;

NORTH 37 DEGREES 22 MINUTES 15 SECONDS EAST, 475.20 FEET TO A 1/2 INCH IRON PIN WITH CAP "MARKED RPLS 2218" FOUND AT A FENCE CORNER;

NORTH 40 DEGREES 55 MINUTES 40 SECONDS EAST, 246.36 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "RPLS 2218" FOUND AT A FENCE CORNER;

NORTH 39 DEGREES 48 MINUTES 34 SECONDS EAST, 217.15 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A FENCE CORNER;

NORTH 33 DEGREES 59 MINUTES 59 SECONDS EAST, 114.12 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED MAPLES RPLS 5043 FEET SET AT A FENCE CORNER;

NORTH 30 DEGREES 59 MINUTES 25 SECONDS EAST, 112.19 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED MAPLES RPLS 5043 FEET SET AT A FENCE CORNER;

NORTH 27 DEGREES 59 MINUTES 14 SECONDS EAST, 100.83 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED RPLS 2218 FEET FOUND AT A FENCE CORNER;

NORTH 20 DEGREES 42 MINUTES 00 SECONDS EAST, 78.60 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "RPLS 2218" FOUND AT A FENCE CORNER;

NORTH 02 DEGREES 44 MINUTES 11 SECONDS EAST, 13.09 FEET TO A CAPPED 1.5 INCH IRON PIPE FOUND IN CONCRETE AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF A 2.85 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE IN A DEED TO THE KEMPNER UNITED METHODIST CHURCH OF KEMPNER, TEXAS, AS RECORDED IN VOLUME 272, PAGE 340 OF SAID DEED RECORDS; SHIPMAN - 13.76 ACRES.

THENCE SOUTH 68 DEGREES 55 MINUTES 31 SECONDS EAST, WITH THE SOUTH LINE OF SAID 2.65 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE; 149.80 FEET TO A 1/2 INCH IRON PIN FOUND AT A FENCE CORNER FOR THE SOUTHEAST CORNER OF SAID 2.65 ACRE TRACT AND THE NORTHWEST CORNER OF A 0.5045 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GWEN DOLORES BELL, AS RECORDED IN VOLUME 330, PAGE 729 OF SAID DEED RECORDS, AND BEING FURTHER DESCRIBED IN VOLUME 165, PAGE 299 OF SAID DEED RECORDS;

THENCE SOUTH 30 DEGREES 37 MINUTES 27 SECONDS WEST, WITH THE WEST LINE OF SAID 0.5045 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE, 150.32 FEET TO A 1/2 INCH IRON PIN FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID 0.5045 ACRE TRACT AND THE NORTHWEST CORNER OF A 0.522 ACRE TRACT OF LAND DESCRIBED IN SAID DEED TO BELL, AND BEING FURTHER DESCRIBED IN VOLUME 165, PAGE 740 OF SAID DEED RECORDS;

THENCE SOUTH 34 DEGREES 46 MINUTES 08 SECONDS WEST, WITH THE WEST LINE OF SAID 0.522 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE, 152.44 FEET TO A 1/2 INCH IRON PIN FOUND IN A ROCK MOUND FOR THE SOUTHWEST CORNER OF SAID 0.522 ACRE TRACT;

THENCE SOUTH 69 DEGREES 33 MINUTES 01 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.522 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE, 149.74 FEET TO A 60D NAIL FOUND;

THENCE NORTH 51 DEGREES 29 MINUTES 42 SECONDS EAST, 13.19 FEET TO A POINT ON THE WEST LINE OF PECAN STREET;

THENCE WITH THE WEST LINE OF SAID PECAN STREET AS FOLLOWS;

SOUTH 07 DEGREES 40 MINUTES 11 SECONDS WEST, 100.13 FEET TO A 1/2 INCH IRON PIN FOUND;

24-000033-363-2 // 340 PECAN ST, KEMPNER, TX 76539

SOUTH 09 DEGREES 36 MINUTES 16 SECONDS EAST, 482.79 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET AT A CUTBACK TO PRIVATE ROAD 4613;

THENCE SOUTH 18 DEGREES 31 MINUTES 13 SECONDS WEST, WITH SAKI CUTBACK, 17.42 FEET TO A 1/2 INCH IRON PIN WITH CAP MARKED "MAPLES RPLS 5043" SET ON THE NORTH LINE OF SAID PRIVATE ROAD 4613;

THENCE WITH THE NORTH LINE OF SAID PRIVATE ROAD 4613 AS FOLLOWS;

SOUTH 69 DEGREES 57 MINUTES 36 SECONDS WEST, 580.80 FEET TO A 1/2 INCH IRON PIN FOUND;

SOUTH 69 DEGREES 55 MINUTES 24 SECONDS WEST, PASSING THE NORTHEAST CORNER OF SAID 19.88 ACRE TRACT, 941.54 FEET TO A PLACE OF BEGINNING, AS SURVEYED ON THE GROUND ON NOVEMBER 24, 2017, BY MAPLES AND ASSOCIATES, INC., AND AS SHOWN ON AN ACCOMPANYING PLAT OF EVEN SURVEY DATE HERewith.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/11/2020 and recorded in Document 184339 real property records of Lampasas County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 05/06/2025

Time: 12:00 PM

Place: Lampasas County, Texas at the following location: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE 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 THOMAS DANIEL ALLEN AND GABRIELA ALLEN, provides that it secures the payment of the indebtedness in the original principal amount of \$332,475.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 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: servicelinkauction.com/texas or (866) 539-4173

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.

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: May 14, 2010	Original Mortgagor/Grantor: VANCE A HELZER AND SUSAN HELZER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS BENEFICIARY, AS NOMINEE FOR U.S. BANK N.A. ITS SUCCESSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: 260 Page: 666 Instrument No: 141022	Property County: LAMPASAS
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION	Mortgage Servicer's Address: 2800 TAMARACK RD OWENSBORO, KY 42301

* 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 \$97,042.00, executed by VANCE HELZER and SUSAN HELZER and payable to the order of Lender.

Property Address/Mailing Address: 472 PECOS LN, KEMPNER, TX 76539

Legal Description of Property to be Sold: LOT TWO (2). BLOCK "B", TAYLOR CREEK ESTATES SECTION TWO, AT KEMPNER, LAMPASAS COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET 1, SLIDE 198, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES. .

Date of Sale: May 6, 2025	Earliest time Sale will begin: 12:00 PM
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Place of sale of Property: Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550 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, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts whose address is 1 MAUCHLY IRVINE, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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 *U.S. BANK NATIONAL ASSOCIATION* 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, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts whose address is 1 MAUCHLY IRVINE, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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 Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts whose address is 1 MAUCHLY IRVINE, CA 92618 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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.

FILED

a.m. 1:38 p.m. o'clock

MAR 13 2025

By D. Munoz Deputy
County Court, Lampasas County, TX
Clerk Dianne Miller

Angela Zavala

SUBSTITUTE TRUSTEE

Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, Trustee

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

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

March 19, 2025

Property: 14859 US 190, Copperas Cove, TX 76522

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: December 7, 2023

Trustee:

Scott S. Cooley

Address:

219 E. 3rd St.
Lampasas, TX, 76550

FILED
11:26 a.m. p.m. o'clock

MAR 19 2025

By Jackie Baltrun Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

Substitute Trustee:

Jackie Baltrun

Address:

219 E. 3rd St.
Lampasas, TX, 76550

Appointment of Substitute Trustee: Instrument 2025529 of the Deed Records of Lampasas County, Texas.

Grantor: Launchpoint Community Church, a Texas non-profit corporation

Mortgagee: The Barbee Family Revocable Trust U/T/A dated July 25, 2001 (hereafter "Lender")

Recording Information: Instrument 199826 of the Deed Records of Lampasas County, Texas.

Property Address: 14859 US 190, Copperas Cove, TX 76522

Legal Description: Being 7.31 acres of the H.T. & B. R.R. Co. Survey, No. 9. Abstract No. 386 in Lampasas County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: December 7, 2023

Original Principal Amount: \$2,605,000.00

Maker: Launchpoint Community Church, a Texas non-profit corporation

Lender: The Barbee Family Revocable Trust U/T/A dated July 25, 2001

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: West entrance of the Lampasas County Courthouse, located at 501 E. 4th Street, Lampasas, TX 76550.

Sale Date: May 6, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10 A.M., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

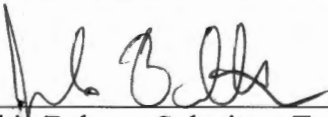
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 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.



Jackie Baltrun, Substitute Trustee

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 558-2078 • (512) 558-0500 fax • Firm No. 10087700

LEGAL DESCRIPTION OF A TRACT OF LAND IN LAMPASAS COUNTY, TEXAS.

Being 7.31 acres of the H.T. & B. R.R. Co. Survey No. 9, Abst. No. 386 in Lampasas County, Texas, and being part of a 3.259 acre tract of land described in a deed from described in Exhibit "C" in a deed from The Barbee Family Revocable Trust to Double B Development, Inc., dated September 12, 2012, as recorded in Vol. 481, Page 633 of the Deed Records of Lampasas County, Texas; and being part of a 3.214 acre tract of land and all of a 2.00 acre tract of land described in a deed from The Barbee Family Revocable Living Trust to Double B Development, Inc., dated September 2, 2014, as recorded in Vol. 500, Page 863 of said deed records; said 7.31 acres being more particularly described as follows;

BEGINNING at a 1/2 inch Iron pin set at a fence corner on the northwest right of way line of U.S. Hwy. 190 for the southwest corner of said 3.259 acre tract;

THENCE North 44° 48' 04" West, with the southwest line of said 3.259 acre tract and along the general course of a fence, 211.09 feet to a 1/2 inch Iron pin found at a fence corner;

THENCE with the northwest line of said 3.259 acre tract as follows;

North 26° 06' 32" East, 345.16 feet to a 1/2 inch Iron pin found at a fence corner;
North 34° 48' 50" East, 120.23 feet to a 2.5 inch pipe corner post;
North 51° 46' 24" East, 156.38 feet to a 1/2 inch Iron pin found;
North 49° 13' 40" East, 106.57 feet to a 1/2 inch Iron pin set;
North 34° 06' 40" East, 65.99 feet to a 1/2 inch Iron pin set;

THENCE South 67° 52' 17" East, 29.18 feet to a 1/2 inch Iron pin set;
THENCE North 44° 17' 21" East, 29.01 feet to a 1/2 inch Iron pin set;
THENCE South 87° 19' 49" East, 61.04 feet to a 1/2 inch Iron pin set;
THENCE South 60° 46' 36" East, 65.18 feet to a 1/2 inch Iron pin set;
THENCE South 01° 25' 41" West, 101.75 feet to a 1/2 inch Iron pin set;
THENCE South 38° 00' 47" East, 57.38 feet to a 1/2 inch Iron pin set;
THENCE South 18° 25' 30" East, 34.90 feet to a 1/2 inch Iron pin set;
THENCE South 37° 48' 52" East, 24.24 feet to a 1/2 inch Iron pin set;
THENCE South 10° 58' 37" East, 39.30 feet to a 1/2 inch Iron pin set;
THENCE South 27° 04' 23" West, 40.04 feet to a 1/2 inch Iron pin set;
THENCE South 20° 22' 37" West, 47.39 feet to a 1/2 inch Iron pin set;
THENCE South 10° 24' 47" East, 85.45 feet to a 1/2 inch Iron pin set;
THENCE South 23° 53' 18" East, 24.73 feet to a 1/2 inch Iron pin set;

THENCE South 77° 20' 07" East, 82.67 feet to a concrete monument on the north line of said U.S. Hwy. 190 for the southeast corner of said 3.214 acre tract and the southwest corner of a 1.718 acre tract of land described in Vol. 481, Page 633 of said deed records;

THENCE with the northwest right of way line of said U.S. Hwy. 190 and the southeast lines of said 3.214 acre tract, said 2.00 acre tract, and said 3.259 acre tract as follows;

South 63° 13' 40" West, 599.44 feet to a broken concrete monument found;
South 62° 19' 49" West, 90.21 feet to the PLACE OF BEGINNING, as surveyed on the ground on December 4, 2015, 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

24-257910

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: September 26, 2022	Original Mortgagor/Grantor: LISA KARA HUBBERT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR T2 FINANCIAL LLC DBA REVOLUTION MORTGAGE ., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 194261	Property County: LAMPASAS
Mortgage Servicer: PLANET HOME LENDING, LLC	Mortgage Servicer's Address: 321 RESEARCH PARKWAY, SUITE 303 MERIDEN, CONNECTICUT 06450-8301

* 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 \$220,924.00, executed by LISA KARA HUBBERT and payable to the order of Lender.

Property Address/Mailing Address: 3505 LOGSDON ST, COPPERAS COVE, TX 76522

Legal Description of Property to be Sold: LOT NINE (9) BLOCK TWO (2) SKYLINE RIDGE, PHASE ONE, COPPERAS COVE, CORYELL & LAMPASAS COUNTIES, TEXAS, AS PER PLAT THEREOF, RECORDED IN CABINET 2, SLIDE 93-96, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

COMMONLY KNOWN AS: 3505 LOGSDON STREET, COPPERAS COVE, TX 76522 IN THE COUNTY OF LAMPASAS.

Date of Sale: May 6, 2025	Earliest time Sale will begin: 12:00 PM
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Place of sale of Property: "At the west entrance to the Lampasas County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court 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, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Michelle Jones, Angela Zavala whose address is 1320



GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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 *PLANET HOME LENDING, 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, Michelle Jones, Angela Zavala whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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 Michelle Jones, Angela Zavala whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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.



SUBSTITUTE TRUSTEE

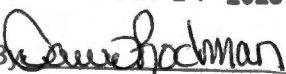
Michelle Jones, Angela Zavala OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, Trustee

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

FILED

8:15 a.m. _____ p.m. o'clock

MAR 27 2025

By  Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

24TX935-0347
203 N. ARNOLD STREET, LAMPASAS, TX 76550

NOTICE OF FORECLOSURE SALE

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

BEING LOT SEVEN (7), BLOCK ONE HUNDRED TEN (110), LAMPASAS SPRINGS COMPANY'S FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 1, SLIDE 61, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 20, 2019 and recorded on March 22, 2019 as Instrument Number 176056 in the real property records of LAMPASAS County, Texas, which contains a power of sale.

Sale Information: May 06, 2025, 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 CHARLES DOUGHERTY JR. secures the repayment of a Note dated March 20, 2019 in the amount of \$71,600.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC 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

8:15 a.m. _____ p.m. o'clock

MAR 27 2025

By Dianne Miller Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller



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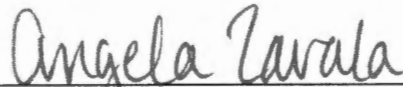
Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Jr, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Ted Williamson, Andrew Mills-Middlebrook, 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.



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



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, Jr, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Ted Williamson, Andrew Mills-Middlebrook, 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 27th day of March, 2025 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).

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 December 19, 2023, executed by **ERIC KEITH TALAMANTEZ AND KATRENA EVETTE TROUPE, BOTH UNMARRIED**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 200000, Official Public Records of Lampasas County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, 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, May 6, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Lampasas County Courthouse at the place designated by the Commissioner's Court for such sales in Lampasas County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 o'clock p.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 2024 Palm Harbor Manufactured Home, Serial No. PHH330TX2326083AB.

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.

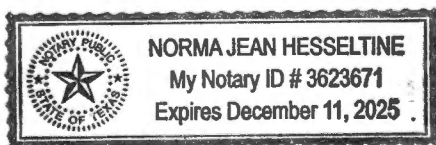
EXECUTED this 28 day of March, 2025.

K. CLIFFORD

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 28 day of March, 2025, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

FILED

10:45 a.m. _____ p.m. o'clock

MAR 31 2025

By *Gabriella Carice* Deputy
County Court, Lampasas County, TX
Clerk: Dianne Miller

EXHIBIT "A"

Being 12.00 acres (522,655 square feet), more or less, situated in the Austin County 3 League Survey, Abstract No. 2, Lampasas County, Texas, being a portion of a called 325.18 acre tract conveyed to Ault Ranch Partners LP, a Texas limited partnership, recorded in Volume 600, Page 680, Deed Records of Lampasas County, Texas; described as follows:

COMMENCING at a 1/2 inch iron rod with "4330" cap found for the southeastern corner of said 3215.18 acre tract, also being in the northwestern right-of-way line of County Road No. 2275 (no recording information), being in the northern line of the remainder of a called 457.11 acre tract described in deed to James Joe Bolinger Jr. and Judy Kay Bolinger, recorded in Volume 462, Page 178, Deed Records of Lampasas County, Texas and also being at the southwestern corner of a called 20.00 acre tract described in deed to Erin Abraham and Travis Carey, recorded in Volume 594, Page 18, Deed Records of Lampasas County, Texas, and being at the southeastern corner of said 325.18 acres;

THENCE, with leaving said 20.00 acre tract and along with northwestern line of said 457.11 acre tract, northwestern right-of-way line of said County Road No. 2275 and also being the southeastern line of said 325.18 acre tract, the following two (2) courses and distances:

1. S70°01'24"W, a distance of 538.67 feet to a calculated point for the POINT OF BEGINNING and the eastern corner of the herein described tract; and
2. S70°01'24"W, a distance of 538.80 feet to a calculated point for the southern corner of the herein described tract; from which a fence post on the northwestern right-of-way of said County Road No. 2775, northwestern line of said 457.11 acre tract, the southwestern corner of said 325.18 acre tract also being of a called 631 acre tract conveyed to Tommy J. Ault, recorded in Volume 549, Page 731 and described in Volume 77, Page 119, Deed Records of Lampasas County, Texas, a southwestern right-of-way of County Road No. 2109 (no recording information) and also being the northeastern corner of a called 470.04 acre tract conveyed to SJ Projects, LLC, recorded in Volume 538, Page 540 Deed Records of Lampasas County, Texas, bears S70°01'24"W, a distance of 1,161.60 feet;

THENCE, crossing said 325.18 acre the following three (3) courses and distances:

1. N19°49'13"W, passing at a distance of 50.00 feet at 1/2 inch iron rod with "ATWELL LLC" cap set, continue in all a total distance of 970.77 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set the western corner of the herein described tract; and
2. N70°10'47"E, a distance of 538.80 feet to a 1/2 inch iron rod with "ATWELL LLC" cap set for the northern corner of the herein described tract; and
3. S19°49'13"E, passing at a distance of 919.30 feet to a 1/2" iron rod with "ATWELL LLC" cap set, continue in all a total distance of 969.30 feet to the POINT OF BEGINNING.

Containing 12.00 acres (522,655 square feet), more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203).

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726



01/24/2023

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: April 15, 2025

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: March 31, 2021

Trustee: Steven Wise

Address: P.O. Drawer 111, Cameron, Texas 76520

Substitute Trustee: Karl R. Quebe

Address: 5400 Bosque Blvd, Suite 312, Waco, Texas 76710

Grantor: Fulton Mercer Corporation

Mortgagee: Citizens National Bank (hereafter "Lender")

Recording Information: Clerk's File No. 185906, of the real property records of Lampasas County, Texas.

Legal Description:

Tract One: Being 0.41 acres, more or less, and being all of Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), and part of Lot Fourteen (14), Block Twenty-two (22), HANNAH SPRINGS ADDITION, according to plat recorded in Cabinet 1, Slide 39, Plat Records, Lampasas County, Texas; said 0.41 acres more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract Two: Being 0.16 acres of land and being Lot One (1) and a Part of Lot Two (2), Block Twenty-two (22), Hannah Springs Addition, according to plat recorded in Cabinet 1, Slide 39, Plat Records of Lampasas County, Texas; said 0.16 acres more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all purposes.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

FILED

11:00 a.m. p.m. o'clock

APR 15 2025

By Gabeille Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

Date: March 31, 2021

Original Principal Amount: \$260,000.00

Maker: Fulton Mercer Corporation

Lender: Citizens National Bank

Property: All property and improvements as described in the Deed of Trust.

Sale Location: The West Entrance to the Lampasas County Courthouse, 501 E. 4th Street, Lampasas, Texas 76650, or as designated by the County Commissioners Court.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 AM or within three hours from that time.

Sale Date: May 6, 2025

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions. The Automatic Stay was lifted by the Order Granting Motion to Lift Automatic Stay, filed by Citizens National Bank, in Case No. 24-10505 in the United States Bankruptcy Court for the Western District of Texas

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on May 6, 2025 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title,

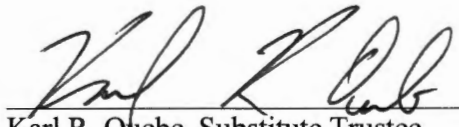
and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 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.

THIS DOCUMENT ASSIGNS KARL R. QUEBE AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Karl R. Quebe, Substitute Trustee
5000 Bosque Blvd, Suite 312
Waco, Texas 76710
(254) 751-1830
bigkq@aol.com