

Foreclosure Notices July 2, 2024

1. Briggs, Cody Alan

2. BIKO, DAVID

3. Spiller, Monica M & Spiller, William W

4. Krueger, Deanna & Krueger, Steve

5. 360 TXC LLC

6. Andrade, Xetex Carolina Gomez

7. Amable, Suzannah & Amable, Steven

8. NEU Community Creekside LLC

1

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 9, 2020, CODY ALAN BRIGGS, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202021992 in the DEED OF TRUST OR REAL PROPERTY RECORDS of BASTROP COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 in **BASTROP COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 15, BLOCK 1, DOUBLE C COUNTRY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 6, PAGE 122B RECORDS, BASTROP COUNTY, TEXAS.

MOBILE/MANUFACTURED HOME DESCRIPTION: 2021 CHAMPION 24-CSD3256K 56 X 32 125-000-H-A010318AB NTA2016949, NTA2016950.

Property Address: 121 DOUBLE C DRIVE, CEDAR CREEK, TX 78612
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

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 armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 14 day of may, 2024.

Angela Zavala
Megan L. Randle, Ebbie Murphy, Sharlet Watts,
Angela Zavala, Michelle Jones, Jennyfer
Sakiewicz, Megan Randle-Bender, Richard
Zavala, Jr., Marinosci Law Group PC

FILED

MAY 14 2024

Krista Bartsch
Bastrop County Clerk

8:13 Am

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

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NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated December 13, 2001, executed by **DAVID BYRD, AN UNMARRIED MAN** ("Mortgagor") to Jim Vancini, Trustee for the benefit of Oakwood Acceptance Corporation, LLC, filed for record under Instrument No. 200117748, Official Public Records of Bastrop County, Texas; said Deed of Trust being assigned to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, TRUSTEE** ("Mortgagee") by that certain Assignment of Mortgage dated March 1, 2002, filed for record under Instrument No. 200214704, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr., 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, July 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 a 2002 MBOS Manufactured Housing Unit, Serial No. HOTX11B01967AB.

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 9 day of May, 2024.

K LITTLEFIELD

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

FILED

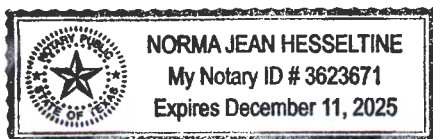
MAY 17 2024

**Krista Bartsch
Bastrop County Clerk**

12:17 PM

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 9 day of May, 2024, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**LOT 30, ENCHANTED ROCK SUBDIVISION, A
SUBDIVISION IN BASTROP COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN PLAT CABINET NO. 4, PAGE 13A,
PLAT RECORDS OF BASTROP COUNTY, TEXAS.**

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

3

203 JAVELINA TRI
BASTROP, TX 78602

00000010041077

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: July 02, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE BASTROP 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 January 29, 2020 and recorded in Document INSTRUMENT NO. 202001740 real property records of BASTROP County, Texas, with MONICA M SPILLER AND WILLIAM W SPILLER, AS HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MONICA M SPILLER AND WILLIAM W SPILLER, AS HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$116,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC FKA QUICKEN LOANS INC, 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. ROCKEF MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

FILED

MAY 23 2024

Krista Bartsch
Bastrop County Clerk

12:49 pm



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 KRISTOPHER HOUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, VIOLETA NUNEZ, DANIEL MCQUADE, MARCELA CANTU, CARY CORENBLUM, JOSHUA SANDERS, ALLENA LITTON, MATTHEW HANSEN, AUCTION.COM, YANNA HO, SHARLET WATTS, ANGELA ZAVALA, RICHARD ZAVALA JR., MICHELLE JONES, JOHN LATHAM, TOBLY LATHAM, MICHAEL LATHAM, OR BRETT ADAMS whose address is c/o BARRLETT DALLIN TRAPPIER 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 BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: _____

Date: _____

203 JAVELINA TRL
BASTROP, TX 78602

00000010041077

00000010041077

BASTROP

EXHIBIT "A"

LAND SITUATED IN THE CITY OF BASTROP IN THE COUNTY OF BASTROP IN THE STATE OF TX

LOT 18, BLOCK B. HUNTERS CROSSING SECTION FOUR B. A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET NO.4, PAGE 187A. PLAT RECORDS OF BASTROP COUNTY, TEXAS.

COMMONLY KNOWN AS: 203 JAVELINA TRI, BASTROP, TX 78602-4033

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 April 25, 2018, executed by **DEANNA GROHMAN KRUEGER A/K/A DEANNA KRUEGER AND STEVE CARL KRUEGER, A/K/A STEVE KRUEGER, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 201805987, Official Public Records of Bastrop County, Texas, Mortgage appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr., 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, July 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 2018 Champion Manufactured Home, Serial No. 125000HA007064AB.

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.

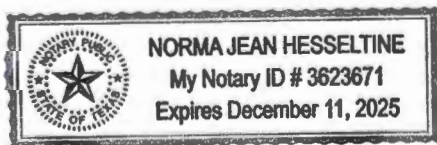
EXECUTED this 22 day of May, 2024.

FILED
MAY 29 2024 8:30 AM
Krista Bartsch
Bastrop County Clerk

K Littlefield
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 22 day of May, 2024, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**LOT 19, OF RAINBOW EAST SECTION TWO, A SUBDIVISION IN BASTROP COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN CABINET 2, PAGE 317B OF THE PLAT RECORDS OF
BASTROP COUNTY, TEXAS.**

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

FILED

JUN 06 2024

Krista Bartsch
Bastrop County Clerk

11:22 AM

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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.

June 4, 2024

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: August 10, 2021

Trustee: Steven M. Wise

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

Substitute Trustee: Karl R. Quebe

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

Grantor: 360 TXC LLC

Mortgagee: Citizens National Bank (hereafter "Lender")

Recording Information: Clerk's File No. 202117042, of the real property records of Bastrop County, Texas.

Legal Description:

Lot 179, THE ARBORS AT DOGWOOD CREEK, Section 2, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 3, Page 126B, Plat Records of Bastrop County, Texas.

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

Date: August 10, 2021

Original Principal Amount: \$360,000.00

Maker: Birch River Management, LLC

Lender: Citizens National Bank

Modification and Extension Agreement: June 10, 2023, for \$310,447.30; previously modified by Modification and Extension Agreements dated August 10, 2022, and March 10, 2023

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

Sale Location: North Door of Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas, or, as designated by the Bastrop County Commissioner's Office.

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: July 2, 2024

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 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 June 4, 2024 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.

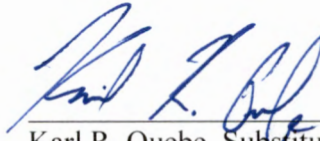
This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet

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

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

JUN 06 2024

**Krista Bartsch
Bastrop County Clerk**

3:29 PM

Date: **June 4, 2024**
Substitute Trustee: **YAZMIN LEAL**
Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**
Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**
Note: **SEVENTY-TWO THOUSAND NINE HUNDRED FIFTY AND
NO/100THS DOLLARS (\$72,950.00)**

Deed of Trust

Date: **February 28, 2020**
Grantor: **XELEX CAROLINA GOMEZ ANDRADE, a married person**
Lender: **CENTEX LOS SENDEROS, L.P., a Texas limited partnership**

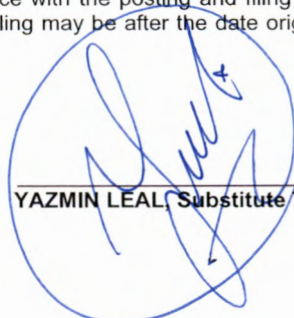
Recording information: **A Special Warranty Deed with Vendor's Lien dated February 28, 2020, executed by CENTEX LOS SENDEROS, L.P., a Texas limited partnership XELEX CAROLINA GOMEZ ANDRADE, a married person, recorded under Clerk's Document No. 202004821 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith XELEX CAROLINA GOMEZ ANDRADE, a married person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 202004822 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 07, Block E, LOS SENDEROS SUBDIVISION, Bastrop County, Texas, according to the map recorded under Document Number 7/27A-28A, in the Map Records of Bastrop County, Texas.**

County: **Bastrop**
Date of Sale (first Tuesday of month): **July 2, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602.**

YAZMIN LEAL is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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. Such reposting or reiling may be after the date originally scheduled for this sale.



YAZMIN LEAL, Substitute Trustee

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

COUNTY OF BASTROP

FILED

JUN 11 2024

DEED OF TRUST:

Date: March 7, 2022
Grantor: Suzannah Amable and Steven Amable
Original Beneficiary: BancorpSouth Bank
Trustee: Norma Ponce
Recording Info: Clerk's File No. 202205094 of the Real Property Records of Bastrop County, Texas

Krista Bartsch
Bastrop County Clerk

11:59 AM

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Sharlet Watts and/or Angela Zavala and/or Richard Zavala, Jr. and/or Michelle Jones and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

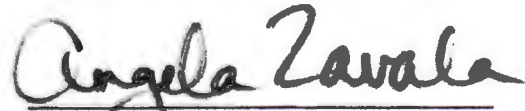
PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, July 2, 2024
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Bastrop County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Bastrop County Courthouse, or, if there is no such entrance, then at the west wall of the Bastrop County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein 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 service to the sender of this notice immediately.

DATED: June 11, 2024



Sharlet Watts and/or Angela Zavala and/or Richard Zavala, Jr. and/or Michelle Jones and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

EXHIBIT A

Tract 1:

Being 4.998 acres of land, more or less, out of the Bastrop Town Tract Survey, Abstract No. 11, Bastrop County, Texas, and being the same property described in a Warranty Deed recorded in Document No. 201907252, Deed Records, Bastrop County, Texas, TOGETHER with a 30 foot Roadway Easement recorded in Volume 675, Page 551, Plat Records, Bastrop County, Texas, said 4.998 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the East corner of this 4.998 acres, same being on the northwest line of Michael Kurt Turner, et ux 10.000 acres (Document No. 201515995) and being the South point of Tract 2 (surveyed on same date), same also being on the southeast Right-Of-Way line of said 30 foot Roadway Easement, and the POINT OF BEGINNING;

THENCE along the line common to this 4.998 acres and said Turner 10.000 acres, South 54 degrees 06 minutes 43 seconds West (called South 55 degrees 27 minutes 18 seconds West) a distance of 225.83 feet (called 226.32 feet), to a 5/8 inch iron rod found for the South corner of this 4.998 acres, same being the West corner of said Turner 10.000 acres and on the northeast line of Lot 3A, Primitive Pines Subdivision (Cabinet 2, Page 281B);

THENCE along the line common to this 4.998 acres and said Lot 3A, North 47 degrees 21 minutes 30 seconds West (called North 46 degrees 04 minutes 34 seconds West), at a distance of 449.15 pass a 1/2 inch iron rod found 0.10 feet in for the North corner of Lot 4A, and continuing for a total distance of 719.17 feet (called 718.99 feet) to a 1/2 inch

iron rod found for the West corner of this 4.998 acres, same being the South corner of Lot 21, Circle D Country Acres East (Cabinet 1, Page 199A);

THENCE along the line common to this 4.998 acres and said Lot 21, North 47 degrees 40 minutes 05 seconds East (called North 49 degrees 00 minutes 36 seconds East) 139.12 feet pass a 1/2 inch rod found 0.10 feet out for the southeast corner of Lot 21, and continuing for a distance of 372.40 feet to a point for the North corner of this 4.998 acres, same being on the southeast line of Lot 19 and West corner of said Tract 2;

THENCE along the line common to this 4.998 acres and said Tract 2, South 35 degrees 47 minutes 44 seconds East (called South 34 degrees 32 minutes 41 seconds East) a distance of 746.60 feet (called 746.28 feet) to the POINT OF BEGINNING, and containing 4.998 acres, more or less.

Tract 2:

Being 6.004 acres of land, more or less, out of the Bastrop Town Tract Survey, Abstract No. 11, Bastrop County, Texas, and being the same property described in a Warranty Deed recorded in Document No. 201902357, Deed Records, Bastrop County, Texas, TOGETHER with a 30 foot Roadway Easement recorded in Volume 675, Page 551, Plat Records, Bastrop County, Texas, said 6.004 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the East corner of this 6.004 acres, same being on the northwest line of William Staggs, et ux 10.000 acres (Document No. 201513807) and being the South corner of the Sandra Freeman, et vir 6.000 acres (Document No. 200306537), same also being on the southeast line of said 30 foot Roadway Easement and the POINT OF BEGINNING;

EXHIBIT A

(continued)

THENCE along the line common to this 6.004 acres and said Staggs 10.000 acres, South 54 degrees 01 minutes 59 seconds West (called South 55 degrees 27 minutes 19 seconds West) a distance of 341.94 feet (called 341.40 feet), to a 1/2 inch iron rod found for the South corner of this 6.004 acres, same being on the northwest line of Michael Kurt Turner, et ux 10.000 acres (Document No. 201515995) and on the East corner of Tract 1 (surveyed on same date);

THENCE along the line common to this 6.004 acres and said Tract 1, North 35 degrees 47 minutes 44 seconds West (called North 34 degrees 32 minutes 41 seconds West) 746.60 feet (called 746.28 feet) to a point for the West corner of this 6.004 acres, same being on the southeast line of Lot 19, Circle D Country Acres East (Cabinet 1, Page 199A);

THENCE along the line common to this 6.004 acres and said Lot 19, North 47 degrees 40 minutes 05 seconds East (called North 49 degrees 00 minutes 36 seconds East) 50.38 feet pass a 1/2 inch pipe found 0.8 feet out for the East corner of Lot 19, at a distance of 211.50 feet pass a 1/4 inch iron rod found 0.3 feet out for the East corner of Lot 17, and continuing for a total distance of 343.44 feet (called 343.57 feet) to a 1/2 inch iron rod found for the North corner of this 6.004 acres, same being on the southeast line of Lot 16 and the West corner of said Freeman 6.000 acres;

THENCE along the line common to this 6.004 acres and said Freeman 6.000 acres, South 35 degrees 50 minutes 57 seconds East (called South 34 degrees 32 minutes 41 seconds East) a distance of 784.67 feet (called 784.85 feet) to the POINT OF BEGINNING, and containing 6.004 acres, more or less.

Tract 3:

Easement Estate as set out and described in Volume 675, Page 551, Deed Records, Bastrop County.

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FILED

JUN 11 2024

Krista Bartsch
Bastrop County Clerk

11:59 am

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 11, 2024

SUBSTITUTE TRUSTEE: MEGAN L. RANDLE, EBBIE MURPHY, SHARLET WATTS,
ANGELA ZAVALA, MICHELLE JONES, JENNYFER
SAKIEWICZ, BENJAMIN K. WILLIAMS, OR BENJAMIN H.
HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

Date: April 1, 2022 to be effective April 4, 2022

Grantor: NEU COMMUNITY CREEKSIDE LLC,
a Texas limited liability company

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC,
as to an undivided 95.00% (\$5,700,000.00/\$6,000,000.00) interest;
STALLION TEXAS REAL ESTATE FUND II - REIT, LLC,
as to an undivided 5.00% (\$300,000.00/\$6,000,000.00) interest;

Beneficiary's Mailing Address: c/o Stallion Funding, LLC
10119 Lake Creek Pkwy., Suite 202
Austin, Texas 78729

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202207533, Official Public Records, Bastrop
County, Texas; Document No. 202212319, Official Public
Records, Bastrop County, Texas; Document No. 202213246,
Official Public Records, Bastrop County, Texas; Document
No. 202218055, Official Public Records, Bastrop County,
Texas

Property:

Being all of that certain tract or parcel of land containing 141.079 acres, more or less,
situated in the Ruben Gage Survey, Abstract No. 31; and the Atauacio Garcia
Survey, Abstract No. 32; Bastrop County, Texas, being a portion of that called
582.401 acre tract conveyed by the deed recorded under Document No. 202114074
of the Official Public Records of Bastrop County, Texas, said tract being more
particularly described by metes and bounds shown on Exhibit "A" attached to the
above-referenced deed of trust.

Together with all personal property described in the above-referenced deed of trust.

NOTE:

LOBW/Stallion/PC/BastropPh1

Page 1 of 2



4818958

Date: April 1, 2022 to be effective April 4, 2022
Amount: \$6,000,000.00
Debtor: NEU COMMUNITY CREEKSIDE LLC,
a Texas limited liability company
Holder: STALLION TEXAS REAL ESTATE FUND, LLC,
as to an undivided 28.33% (\$1,700,000.00/\$6,000,000.00) interest;
STALLION TEXAS REAL ESTATE FUND II – REIT, LLC,
as to an undivided 5.00% (\$300,000.00/\$6,000,000.00) interest;
AUSTERRA STABLE INCOME FUND, L.P.,
as to an undivided 66.67% (\$4,000,000.00/\$6,000,000.00) interest

DATE OF SALE OF PROPERTY:

Tuesday, July 2, 2024, at 10:00 a.m.


PLACE OF SALE OF PROPERTY:

At the north door of the Bastrop County Courthouse 803 Pine Street, Bastrop, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN H. HA, Trustee and Attorney for
Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088