

#16 Pg. 1

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 01/25/2022
Grantor(s): DUSTIN JOSEPH DEAL AND LACY JEAN DEAL, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$381,600.00
Recording Information: Instrument 22004751
Property County: Hays
Property: (See Attached Exhibit "A")
Reported Address: 1010 MAGNOLIA CV, BUDA, TX 78610

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of August, 2025
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL in Hays County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hays County Commissioner's Court, at the area most recently designated by the Hays County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Colette Mayers, Thomas Gilbraith, C Jason Spence, Sharlett Watts, Angela Zavala, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Colette Mayers, Thomas Gilbraith, C Jason Spence, Sharlett Watts, Angela Zavala, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED
HAYS COUNTY, TEXAS
at 11:15 o'clock A.M.
JUL 10 2025


COUNTY CLERK

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Colette Mayers, Thomas Gilbraith, C Jason Spence, Sharlett Watts, Angela Zavala, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Angela Zavala whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 7/10/25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hays County Clerk and caused it to be posted at the location directed by the Hays County Commissioners Court.

By: Angela Zavala

Exhibit "A"

LAND SITUATED IN THE CITY OF BUDA IN THE COUNTY OF HAYS IN THE STATE OF TX
LOT 30, BLOCK B, OF COVES OF CIMARRON, SECTION TWO, PHASE TWO, A SUBDIVISION IN HAYS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORDS IN VOLUME 6, PAGE 221, OF THE PLAT RECORDS
OF HAYS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

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FILED
HAYS COUNTY, TEXAS
at 11:15 o'clock A.M.

JUL 10 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HAYS County

Deed of Trust Dated: December 28, 2020

Amount: \$192,800.00

Grantor(s): LAIRD OLIVER

Original Mortgagee: MIMUTUAL MORTGAGE

Current Mortgagee: MICHIGAN MUTUAL INC.

Mortgagee Address: MICHIGAN MUTUAL INC., 100 Galleria Officentre, Suite 210, Southfield, MI 48034

Recording Information: Document No. 21000576

Legal Description: LOT 40, BLOCK L, AMENDED PLAT KENSINGTON TRAILS SUBDIVISION SECTION 4A, AN ADDITION TO THE CITY OF KYLE, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGES 65-66 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS



COUNTY CLERK

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on July 7, 2025 under Cause No. 25-0427-DCD in the Judicial District Court of HAYS County, Texas

Date of Sale: August 5, 2025 between the hours of 12:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

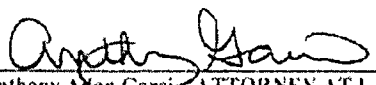
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HAYS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

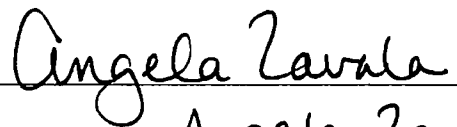
COLETTE MAYERS OR THOMAS GILBRAITH, C JASON SPENCE, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, CHRIS LAFOND, DEANNA RAY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR OR ELIZABETH ANDERSON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ERIKA AGUIRRE, AUCTION.COM LLC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-005279


Printed Name: Angela Zavala
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

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HAYS COUNTY, TEXAS
at 11:32 o'clock A M.

C&M No. 44-24-02953/ FILE NOS

JUL 10 2025

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE
TRUSTEE**

[Signature]
COUNTY CLERK

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 30, 2022 and recorded under Clerk's File No. 23000197, in the real property records of HAYS County Texas, with Charles Michael Haines, A Single Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CMG Mortgage, Inc. dba CMG Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Charles Michael Haines, A Single Man securing payment of the indebtedness in the original principal amount of \$381,933.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Charles Michael Haines. CMG Mortgage, Inc. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

LOT 19, IN BLOCK J, OF CASETTA RANCH SECTION TWO, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 21018635, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/05/2025

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: HAYS County Courthouse, Texas at the following location: On the front steps of the Hays County Government Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary Corenblum, Joshua Sanders, Aleena Litton, , Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Sharlet Watts, Angela Zavala, Michelle Jones, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on July 8, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Angela Zavala

Printed Name:

Angela Zavala

C&M No. 44-24-02953

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FILED
HAYS COUNTY, TEXAS
at 12:09 o'clock PM.

JUL 10 2025

195 AZURE CV
KYLE, TX 78640



00000010497030

COUNTY CLERK

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: August 05, 2025

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, 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 June 15, 2022 and recorded in Document INSTRUMENT NO. 22029708 real property records of HAYS County, Texas, with VIRAJ DESHWAL, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VIRAJ DESHWAL, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$403,155.00, 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 F/K/A QUICKEN LOANS, LLC 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



NTSS00000010497030

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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 AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, COLETTE MAYERS, THOMAS GILBRAITH, C JASON SPENCE, SHARLETT WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA JR., MICHAEL LATHAM, TOBEY LATHAM, JOHN LATHAM, OR BRETT ADAMS, whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

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195 AZURE CV
KYLE, TX 78640

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HAYS



LOT 11, BLOCK A, AMENDED SUNSET HILLS, PHASE ONE. AN ADDITION TO THE CITY OF KYLE, HAYS COUNTY. ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 19005124, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

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FILED
HAYS COUNTY, TEXAS
at 12:09 o'clock P.M.

JUL 10 2025

COUNTY CLERK

00000009490970

295 DESERT WILLOW WAY
AUSTIN, TX 78737

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: August 05, 2025

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL. 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 June 20, 2014 and recorded in Document CLERK'S FILE NO. 2014-14017607 real property records of HAYS County, Texas, with BRIAN COLLISTER, A MARRIED MAN AND CHRISTINE COLLISTER, HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRIAN COLLISTER, A MARRIED MAN AND CHRISTINE COLLISTER, HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$335,749.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



NTSS00000009490970

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295 DESERT WILLOW WAY
AUSTIN, TX 78737

00000009490970

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

Is Sa

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 HAYS County Clerk and caused to be posted at the HAYS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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295 DESERT WILLOW WAY
AUSTIN, TX 78737

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HAYS

EXHIBIT "A"

LOT 20, BLOCK B, HIGHPOINTE PHASE II, SECTION TWO-A, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED
IN VOLUME 13, PAGE 181, PLAT RECORDS, HAYS COUNTY, TEXAS.

21 pg. 1

FILED
HAYS COUNTY, TEXAS
at 10:09 o'clock A.M.
JUL 14 2025

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Elaine H. Carmon
COUNTY CLERK

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: June 23, 2023
Grantor: SMSH Investors, LLC
Beneficiary: Citizens 1st Bank
Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information: Deed of Trust recorded under Clerk's File No. 23022494, in the Official Public Records of Hays County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All those certain lots, tracts or parcels of land situated in Hays County, Texas, being more particularly described in the Deed of Trust and on what is attached hereto as Exhibit "A" and made a part hereof for all purposes.

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

Date: **Tuesday, August 5, 2025**
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.
Place: Hays County Government Center in San Marcos, Texas, at the following location:

In the area of such Courthouse or Government Center designated by the Hays County Commissioners' Court as the area where

foreclosure sales shall take place, or, if no such area has been designated, then at the South Door of the Hays County Government Center at 712 S. Stagecoach Trail, San Marcos, Texas 78666.

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 refileing may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in

the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by SMSH Investors, LLC. The deed of trust is dated June 23, 2023, and is recorded in the office of the County Clerk of Hays County, Texas, under Clerk's File No. 23022494, in the Official Public Records of Hays County, Texas.

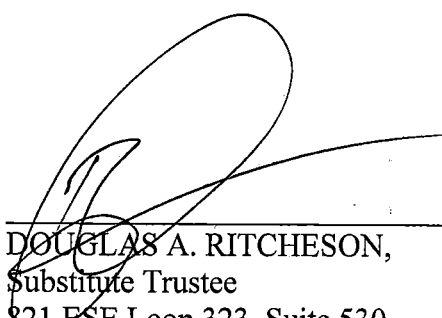
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the June 23, 2023 promissory note in the original principal amount of \$2,600,000.00, executed by SMSH Investors, LLC, and payable to the order of Citizens 1st Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens 1st Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens 1st Bank, Attention: Brent Taylor, telephone (903) 581-1900.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

#21 pg. 4

DATED: July 10, 2025.



DOUGLAS A. RITCHESON,
Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

EXHIBIT "A"

BEING 20.3227 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT NO. 17 AND THE THOMAS G. MCGEHEE SURVEY, ABSTRACT NO. 11, BOTH IN HAYS COUNTY, TEXAS, AND BEING COMPRISED OF FOUR TRACTS: TRACT ONE; BEING A 7.020 ACRE TRACT OF LAND CONVEYED TO ETHEREDGE DEVELOPMENT SAN MARCOS, L.P. BY INSTRUMENT OF RECORD IN VOLUME 2825, PAGE 122 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, TRACT TWO; BEING A 9.438 ACRE REMAINDER OF A 16.459 ACRE TRACT OF LAND CONVEYED TO ETHEREDGE DEVELOPMENT SAN MARCOS, L.P. BY INSTRUMENT OF RECORD IN VOLUME 2825, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND TRACT THREE; BEING A 0.072 ACRE PORTION OF A 1.724 ACRE TRACT OF LAND CONVEYED TO ETHEREDGE DEVELOPMENT SAN MARCOS, L.P. BY INSTRUMENT OF RECORD IN VOLUME 2648, PAGE 242 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND TRACT FOUR; BEING 3.792 ACRES OUT OF JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT NUMBER 17 INSTRUMENT OF RECORD IN NUMBER 19015838 OFFICIAL PUBLIC RECORDS OR HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN ½" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "BASELINE" FOR THE SOUTHWEST CORNER OF SAID 7.020 ACRE TRACT, THE SOUTHEAST CORNER OF A REMAINDER OF A 32.491 ACRE TRACT OF LAND CONVEYED TO EARNEST E. CUMMINGS BY DEED OF RECORD IN VOLUME 4618, PAGE 52 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 80 (R.O.W. VARIES).

THENCE NORTH 47°46'55" EAST, ALONG THE WEST LINE OF THE 7.020 ACRE TRACT AND THE EAST LINE OF SAID REMAINDER OF A 32.491 ACRE TRACT, A DISTANCE OF 929.23 FEET TO A ½" IRON REBAR FOUND FOR THE NORTHWEST CORNER OF THE 7.020 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.724 ACRE TRACT;

THENCE SOUTH 61°36'07" EAST, ALONG THE NORTH LINE OF THE 7.020 ACRE TRACT, THE NORTH LINE OF SAID 9.438 ACRE REMAINDER OF A 16.459 ACRE TRACT, AND THE SOUTH LINE OF THE 1.724 ACRE TRACT, A DISTANCE OF 737.97 FEET TO A ½" IRON REBAR FOUND;

THENCE CROSSING THROUGH THE 1.724 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

1. SOUTH 76°18'29" EAST A DISTANCE OF 132.01 FEET TO A ½" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "BASELINE" FOR A POINT OF CURVATURE;

2. ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.40 FEET, A DELTA ANGLE OF 83°25'35", AND HAVING A CHORD WHICH BEARS SOUTH 34°35'41" EAST A DISTANCE OF 33.27 FEET TO A ½" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "BASELINE" FOR A POINT OF REVERSE CURVATURE;

3. ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 337.00 FEET, AN ARC LENGTH OF 19.99 FEET, A DELTA ANGLE OF 03°23'57", AND HAVING A CHORD WHICH BEARS SOUTH 05°25'08" WEST A DISTANCE OF 19.99 FEET TO A ½" IRON REBAR FOUND IN THE SOUTH LINE OF THE 1.724 ACRE TRACT AND THE NORTH LINE OF THE 9.438 ACRE REMAINDER OF A 16.459 ACRE TRACT;

THENCE SOUTH 61°36'07" EAST, ALONG THE SOUTH LINE OF THE 1.724 ACRE TRACT AND THE NORTH LINE OF THE 9.438 ACRE REMAINDER OF A 16.459 ACRE TRACT, A DISTANCE OF 83.84 FEET A ½" IRON REBAR FOUND TO A POINT FOR CURVATURE FOR THE SOUTHEAST CORNER OF THE 1.724 ACRE TRACT, AND THE BEGINNING POINT OF TRACT 2;

THENCE CROSSING THROUGH THE 1.724 ACRE TRACT AND INTO SAID 23.496 ACRE TRACT CONVEYED TO THE ETHEREDGE DEVELOPMENT SAN MARCOS LP BY DEED OF RECORD IN VOLUME 2642, PAGE 511, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 263.00 FEET, AN ARC LENGTH OF 80.97 FEET, A DELTA ANGLE OF 17°38'20", AND HAVING A CHORD WHICH BEARS NORTH 04°52'22" EAST A DISTANCE OF 80.65 FEET TO A ½" IRON REBAR FOUND FOR A POINT OF TANGENCY;

#21 pg. 6

THENCE CROSSING THROUGH THE 23.496 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. NORTH 13°41'31" EAST A DISTANCE OF 288.42 FEET TO A ½" IRON REBAR FOUND;
2. SOUTH 76°18'29" EAST A DISTANCE OF 232.63 FEET TO A ½" IRON REBAR FOUND FOR A POINT OF CURVATURE;
3. ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 177.00 FEET, AN ARC LENGTH OF 137.18 FEET, A DELTA ANGLE OF 44°24'14", AND HAVING A CHORD WHICH BEARS SOUTH 54°06'22" EAST A DISTANCE OF 133.77 FEET TO A ½" IRON REBAR FOUND FOR A POINT OF TANGENCY;
4. SOUTH 31°54'15" EAST A DISTANCE OF 181.32 FEET TO A ½" IRON REBAR FOUND FOR A POINT OF CURVATURE;
5. ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 3.04 FEET, A DELTA ANGLE OF 04°58'15", AND HAVING A CHORD WHICH BEARS SOUTH 29°25'07" EAST A DISTANCE OF 3.04 FEET TO A ½" IRON REBAR FOUND FOR A POINT OF TANGENCY;
6. SOUTH 26°56'00" EAST A DISTANCE OF 55.43 FEET TO A ½" IRON REBAR FOUND IN THE EASTERLY LINE OF THE 23.496 ACRE TRACT AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21;

THENCE ALONG THE EASTERLY LINE OF THE 23.496 ACRE TRACT AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21, ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2815.00 FEET, A DELTA ANGLE OF 07°02'28", ALONG THE EASTERLY LINE OF THE 1.724 ACRE TRACT AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21, FOR A TOTAL ARC LENGTH OF 345.93 FEET, AND HAVING A CHORD WHICH BEARS SOUTH 66°38'10" WEST A DISTANCE OF 345.72 FEET TO AN ½" IRON REBAR FOUND FOR THE SOUTHEAST CORNER OF THE 1.724 ACRE TRACT AND THE NORTHEAST CORNER OF THE 9.438 ACRE REMAINDER OF A 16.459 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF THE 9.438 ACRE REMAINDER OF A 16.459 ACRE TRACT, THE SOUTH LINE OF THE 7.020 ACRE TRACT, AND THE NORTH RIGHT-OF-WAY LINES OF STATE HIGHWAY NO. 21 AND STATE HIGHWAY NO. 80, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2815.00 FEET, A DELTA ANGLE OF 35°46'32", PASSING AT AN ARC LENGTH OF 39.30 FEET A POINT OF COMMENCING OF TRACT 2, AND CONTINUING ALONG SAID ARC AND PASSING AT AN ARC LENGTH OF 467.10 FEET A MONUMENT FOUND, AND CONTINUING FOR A TOTAL ARC LENGTH OF 1757.69 FEET, AND HAVING A CHORD WHICH BEARS SOUTH 87°59'47" WEST A DISTANCE OF 1729.27 FEET TO A MONUMENT FOUND FOR A POINT OF CURVATURE IN THE SOUTH LINE OF THE 7.020 ACRE TRACT AND THE NORTH R.O.W. LINE OF STATE HIGHWAY NO. 80;

THENCE NORTH 63°19'58" WEST, ALONG THE SOUTH LINE OF THE 7.020 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 80, A DISTANCE OF 47.79 TO A ½" IRON REBAR WITH PLASTIC CAP WHICH READS "BASELINE" TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.3227 ACRES OF LAND, MORE OR LESS, OUT OF THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT NO. 17 AND THE THOMAS G. MCGEEHEE SURVEY, ABSTRACT NO. 11, BOTH IN HAYS COUNTY, TEXAS.

#22 pg.1

FILED
HAYS COUNTY, TEXAS
at 9:15 o'clock AM.

JUL 15 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Elaine H. Carson
COUNTY CLERK

DATE: July 15, 2025

SUBSTITUTE TRUSTEE: SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES,
BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

DEED OF TRUST:

Date: August 15, 2024

Grantor: BRUCEKEYS LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 24031674, Official Public Records of Hays
County, Texas; Document No. 24043022, Official Public
Records of Hays County, Texas; Document No. 24048919,
Official Public Records of Hays County, Texas; Document
No. 25024328, Official Public Records of Hays County,
Texas

Property:

Lot 15, Block 4, BONITA VISTA UNIT II AKA BONITA VISTA SUBDIVISION
UNIT II, according to the map or plat thereof, recorded in Volume 3, Page 189, amended
in Volume 4, Page 5, Plat Records, Hays County, Texas.

NOTE:

Date: August 15, 2024

Amount: \$277,500.00

Debtor: BRUCEKEYS LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC



#22 pg. 2

DATE OF SALE OF PROPERTY:

Tuesday, August 5, 2025, 2025, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

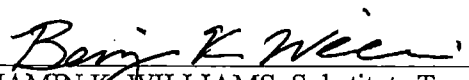
On the front steps of the Hays County Government Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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.

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.

Mortgagee 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." 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 K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

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

23 pg. 1

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS
COUNTY OF HAYS

§
§

FILED
HAYS COUNTY, TEXAS
at 2:55 o'clock P.M.

JUL 15 2025

DATE: TUESDAY, JULY 15, 2025

DEED OF TRUST:

DATE: JULY 25, 2013
GRANTOR: MORALES, ROBERTO & OLIVA
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.
RECORDED IN: VOL PAGE 4733,344 REAL PROPERTY RECORDS
HAYS COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

Clair S. Cardenas
NOTARY PUBLIC

PROPERTY:

Lot 54, Block A, Section 04, GREAT HILLS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 16 Page 110, Plat Records of Hays County, Texas, and the Manufactured Home, Serial # , attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: AUGUST 5, 2025

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

HAYS GOVERNMENT CENTER
712 S. STAGECOACH TRAIL
SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:

Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, JULY 15, 2025

Dwight Hamilton
DWIGHT HAMILTON, Trustee

STATE OF TEXAS

§

COUNTY OF CALDWELL

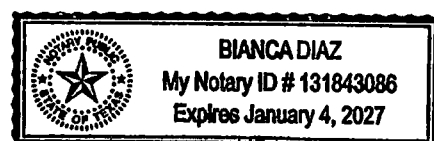
§

This instrument was acknowledged before me on the TUESDAY, JULY 15, 2025, by DWIGHT HAMILTON.

For more information contact:
DWIGHT HAMILTON
P O Box 17547
Austin, Texas 78760-7547
(512) 389-2027

Bianca Diaz

Notary Public, State of Texas
Notary's Name: BIANCA DIAZ
My Commission Expires 1/4/2027



NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

FILED
HAYS COUNTY, TEXAS
at 2:55 o'clock P M

COUNTY OF HAYS

§

JUL 15 2025

DATE: TUESDAY, JULY 15, 2025

Chino Cordero
COUNTY CLERK

DEED OF TRUST:

DATE: APRIL 8, 2022

GRANTOR: GARCIA-AVILES, GUILLERMINA AND NIETO, CUAUHTEMOC &

CRUZ, ADOLFO

BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.

RECORDED IN: VOL 3826 PAGE 258-262 REAL PROPERTY RECORDS

HAYS COUNTY, TEXAS

TRUSTEE: DWIGHT HAMILTON

PROPERTY:

Lot 014, Block E, Section 3-B, GREAT HILLS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 10 Page 205-206, Plat Records of Hays County, Texas, and the 1997 FLEETWOOD/SUNCREST 28 X 48, Manufactured Home, Serial # SERIAL # TXFLT84AB13033SC11, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: AUGUST 5, 2025

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

HAYS GOVERNMENT CENTER

712 S. STAGECOACH TRAIL

SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:

Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, JULY 15, 2025

Dwight Hamilton
DWIGHT HAMILTON, Trustee

STATE OF TEXAS

§

COUNTY OF CALDWELL

§

This instrument was acknowledged before me on the TUESDAY, JULY 15, 2025, by DWIGHT HAMILTON.

For more information contact:

DWIGHT HAMILTON

P O Box 17547

Austin, Texas 78760-7547

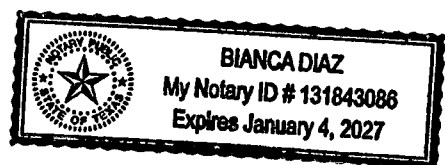
(512) 389-2027

Bianca Diaz

Notary Public, State of Texas

Notary's Name: BIANCA DIAZ

My Commission Expires 1/4/2027



25 pg.1

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF HAYS

§

FILED
HAYS COUNTY, TEXAS
at 2:55 o'clock PM

JUL 15 2025

DATE: TUESDAY, JULY 15, 2025

DEED OF TRUST:

DATE: JANUARY 24, 2013
GRANTOR: DELEON, AVELARDO
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.
RECORDED IN: VOL 1433 PAGE 4616, 436-442 REAL PROPERTY RECORDS
HAYS COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

Clair D. Cardenas
COUNTY CLERK

PROPERTY:

Lot 020, Block A, Section , RAILYARD, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 8 Page 52-62, Plat Records of Hays County, Texas, and the 1996 REDMAN/WALDEN 28 X 48 Manufactured Home, Serial # 12324292A/B, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: AUGUST 5, 2025

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

HAYS GOVERNMENT CENTER
712 S. STAGECOACH TRAIL
SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:

Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, JULY 15, 2025

Dwight Hamilton
DWIGHT HAMILTON, Trustee

STATE OF TEXAS

§

COUNTY OF CALDWELL

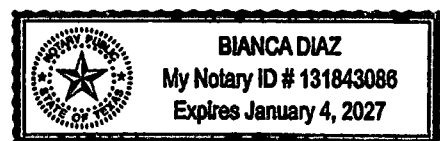
§

This instrument was acknowledged before me on the TUESDAY, JULY 15, 2025, by DWIGHT HAMILTON.

For more information contact:
DWIGHT HAMILTON
P O Box 17547
Austin, Texas 78760-7547
(512) 389-2027

Bianca Diaz

Notary Public, State of Texas
Notary's Name: BIANCA DIAZ
My Commission Expires 1/4/2027



26 pg. 1

NOTICE OF TRUSTEE'S SALE

FILED
HAYS COUNTY, TEXAS
at 2:55 o'clock P M

JUL 15 2025

Clair G. Cordero
COUNTY CLERK

STATE OF TEXAS §
COUNTY OF HAYS §
DATE: TUESDAY, JULY 15, 2025
DEED OF TRUST:

DATE: DECEMBER 22, 2014
GRANTOR: MENDOZA, DAVID & STEPHANIE
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.
RECORDED IN: VOL PAGE 2015-15007823 REAL PROPERTY RECORDS
HAYS COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

PROPERTY:

Lot 69, Block , Section , QUAIL RIDGE SUB, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 2 Page 337, Plat Records of Hays County, Texas, and the Manufactured Home, Serial # , attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: AUGUST 5, 2025

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:
HAYS GOVERNMENT CENTER
712 S. STAGECOACH TRAIL
SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, JULY 15, 2025

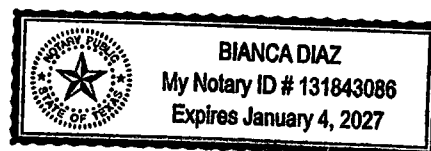
Dwight Hamilton
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, JULY 15, 2025, by DWIGHT HAMILTON.

For more information contact:
DWIGHT HAMILTON
P O Box 17547
Austin, Texas 78760-7547
(512) 389-2027

Bianca Diaz
Notary Public, State of Texas
Notary's Name: BIANCA DIAZ
My Commission Expires 1/4/2027



27 pg.1

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF HAYS

§

FILED
HAYS COUNTY, TEXAS
at 2:55 o'clock P.M.

JUL 15 2025

DATE:

TUESDAY, JULY 15, 2025

DEED OF TRUST:

DATE:

FEBRUARY 16, 2018

GRANTOR:

MUNOZ, SAMUEL VASQUEZ

BENEFICIARY:

AUS-TEX PARTS & SERVICES, LTD.

RECORDED IN:

VOL PAGE REAL PROPERTY RECORDS

HAYS COUNTY, TEXAS

TRUSTEE:

DWIGHT HAMILTON

Theresa Cordova
COUNTY CLERK

PROPERTY:

Lot 62, Block A, Section 06, GREAT HILLS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 19 Page 181-182, Plat Records of Hays County, Texas, and the Manufactured Home, Serial #, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: AUGUST 5, 2025

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

HAYS GOVERNMENT CENTER

712 S. STAGECOACH TRAIL

SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:

Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, JULY 15, 2025

Dwight Hamilton
DWIGHT HAMILTON, Trustee

STATE OF TEXAS

§

COUNTY OF CALDWELL

§

This instrument was acknowledged before me on the TUESDAY, JULY 15, 2025, by DWIGHT HAMILTON.

For more information contact:

DWIGHT HAMILTON

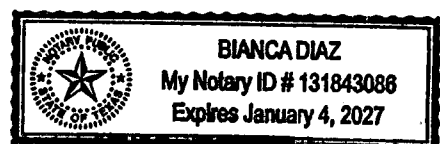
P O Box 17547

Austin, Texas 78760-7547

(512) 389-2027

Bianca Diaz

Notary Public, State of Texas
Notary's Name: BIANCA DIAZ
My Commission Expires 1/4/2027



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NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF HAYS

§

HAYS COUNTY, TEXAS
at 2:55 o'clock P.M.

JUL 15 2025

DATE:

TUESDAY, JULY 15, 2025

DEED OF TRUST:

DATE:

APRIL 1, 2022

GRANTOR:

RUIZ, JUAN CARLOS

BENEFICIARY:

AUS-TEX PARTS & SERVICES, LTD.

RECORDED IN:

VOL PAGE REAL PROPERTY RECORDS

HAYS COUNTY, TEXAS

TRUSTEE:

DWIGHT HAMILTON

Blanca Diaz
NOTARY PUBLIC

PROPERTY:

Lot 07, Block K, Section 07, GREAT HILLS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 21023106 Page , Plat Records of Hays County, Texas, and the Manufactured Home, Serial # , attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: AUGUST 5, 2025

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

HAYS GOVERNMENT CENTER

712 S. STAGECOACH TRAIL

SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:

Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, JULY 15, 2025

Dwight Hamilton
DWIGHT HAMILTON, Trustee

STATE OF TEXAS

§

COUNTY OF CALDWELL

§

This instrument was acknowledged before me on the TUESDAY, JULY 15, 2025, by DWIGHT HAMILTON.

For more information contact:

DWIGHT HAMILTON

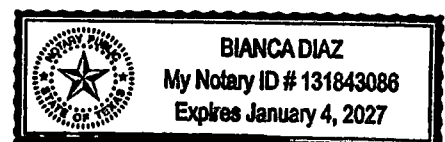
P O Box 17547

Austin, Texas 78760-7547

(512) 389-2027

Blanca Diaz

Notary Public, State of Texas
Notary's Name: BIANCA DIAZ
My Commission Expires 1/4/2027



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NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF HAYS

§

HAYS COUNTY, TEXAS
at 2:55 o'clock P M

JUL 15 2025

DATE: TUESDAY, JULY 15, 2025

DEED OF TRUST:

DATE: AUGUST 13, 2021

GRANTOR: BARRON COSTILLA, MARIA D AND HERNANDEZ MARTINEZ, JUAN

P

BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.

RECORDED IN: VOL PAGE REAL PROPERTY RECORDS

HAYS COUNTY, TEXAS

TRUSTEE: DWIGHT HAMILTON

PROPERTY:

Lot 16, Block L, Section 07, GREAT HILLS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 21023106 Page , Plat Records of Hays County, Texas, and the Manufactured Home, Serial # , attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: AUGUST 5, 2025

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

HAYS GOVERNMENT CENTER

712 S. STAGECOACH TRAIL

SAN MARCOS, HAYS COUNTY, TEXAS

DESIGNATED AREA:

Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, JULY 15, 2025


DWIGHT HAMILTON, Trustee

STATE OF TEXAS

§

COUNTY OF CALDWELL

§

This instrument was acknowledged before me on the TUESDAY, JULY 15, 2025, by DWIGHT HAMILTON.

For more information contact:

DWIGHT HAMILTON

P O Box 17547

Austin, Texas 78760-7547

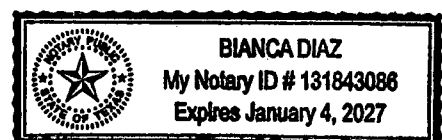
(512) 389-2027



Notary Public, State of Texas

Notary's Name: BIANCA DIAZ

My Commission Expires 1/4/2027



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FILED
HAYS COUNTY, TEXAS
at 10:32 o'clock A M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JUL 14 2025

DATE: July 11, 2025

NOTE: Real Estate Note described as follows:


COUNTY CLERK

Date: February 27, 2024
Maker: Wildcat Lending Fund One, LP
Payee: Chloe Glasscock Williams
Original Principal Amount: \$395,000.00

DEED OF TRUST:

Date: February 27, 2024
Grantor: Chloe Glasscock Williams
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 24007729 in the real property records of Hays County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Chloe Glasscock Williams

PROPERTY: The real property described as follows:

Lots 7 and 8, THE OAKS, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 161, Plat Records, Hays County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Sharlet Watts, Angela Zavala, Michelle Jones
4600 Fuller Ave., Suite 400
Irving, Texas 75038

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Date: August 5, 2025
Time: To commence at 1:00 p.m., or within three (3) hours after that time



4847944

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the front steps of the Hays County Government Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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EXECUTED as of July 11, 2025.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Sharlet Watts, Angela Zavala, Michelle Jones

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093