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HAYS COUNTY, TEXAS
at 8:30 o'clock A.M.

SEP - 4 2025

NOTICE OF FORECLOSURE SALE

Alvin St. Cordenas
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: LOT SIXTY-THREE (63), IN BLOCK E, OF HEADWATERS AT BARTON CREEK, PHASE 4, SECTION 4, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 20022525, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/09/2023 and recorded in Document 23020712 real property records of Hays County, Texas.

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

Date: 10/07/2025

Time: 01:00 PM

Place: Hays County, Texas at the following location: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by DALLAS DON MILLER AND SARAH MICHELLE MILLER, provides that it secures the payment of the indebtedness in the original principal amount of \$754,090.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hays County Clerk and caused it to be posted at the location directed by the Hays County Commissioners Court.

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FILED
HAYS COUNTY, TEXAS
at 10:46 o'clock A.M.

SEP - 4 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Christina L. Lardas
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.

NOTICE IS HEREBY GIVEN THAT BECAUSE THE DEFAULT IN PERFORMANCE OF THE OBLIGATIONS OF THE DEED OF TRUST, SUBSTITUTE TRUSTEE WILL SELL THE PROPERTY BY PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH AT THE PLACE AND DATE SPECIFIED TO SATISFY THE DEBT SECURED BY THE DEED OF TRUST.

INSTRUMENT / DEED OF TRUST TO BE FORECLOSED

Recording Information:	2010-10004224	Deed of Trust Date:	02/17/2010
Grantor(s)/Mortgagor(s):	GABRIEL G SILVAS AND GRACIELA GRANADOS, HUSBAND AND WIFE		
Original Mortgagee:	WELLS FARGO BANK, N.A.		
Current Mortgagee:	Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-1 Participation Interest Trust		
Original Principal Amount:	\$140,350.00		

PROPERTY TO BE SOLD

Property Address:	300 Primrose Blvd, Kyle, TX 78640
County:	Hays

Property Description:	Lot 127, PRAIRIE ON THE CREEK, SECTION TWO, a subdivision in Hays County, Texas, according to the map or plat recorded in Volume 10, Page 308, Plat Records of Hays County, Texas.
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FORECLOSURE SALE INFORMATION

Place of Sale:	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.
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Sale Date:	10/07/2025	Sale Time:	1:00 PM – 4:00 PM
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The sale will begin at the earliest time stated above or within three hours after that time. The sale will be conducted as public auction and the property will be sold to the highest bidder for cash, except that lender's bid may be by credit against the indebtedness secured by the line of the Deed of Trust.

Pursuant to Texas Property Code § 51.0075(a), Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Pursuant to Texas Property Code § 51.009, purchaser acquires the foreclosed property as is without any expressed or implied warranties, at the purchaser's own risk.

It is the responsibility of prospective bidders to ascertain the property status and suitability for the intended purpose. Bidders should exercise due diligence and caution throughout the bidding process. Prospective bidders are reminded that by law the Foreclosure Sale will be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been released or subordinated to the Deed of Trust or Contract Lien.

Select Portfolio Servicing is acting as the mortgage servicer and authorized to represent the mortgagee, Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-1 Participation Interest Trust, by virtue of servicing agreement with the mortgagee. Pursuant to the servicing agreement and Texas Property Code § 51.0025, the mortgage servicer, Select Portfolio Servicing is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

Select Portfolio Servicing

C/O Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-1 Participation Interest Trust

3217 S. Decker Lake Dr., Salt Lake City, UT 84119

If Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-1 Participation Interest Trust passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust or Contract Lien and the Texas Property Code.

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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The undersigned as attorney or authorized agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead **SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, SALLY GARRISON OR JORGE RIOS-JIMENEZ**, whose address is C/O THE MORTGAGE LAW FIRM, PLLC, 18383 Preston Road, Suite 200, Dallas, TX 75252 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.

Executed date: 8/26/2025


Elaina Moore, Esq.

The Mortgage Law Firm, PLLC
18383 Preston Road, Suite 200
Dallas, TX 75252
(469) 521-9700

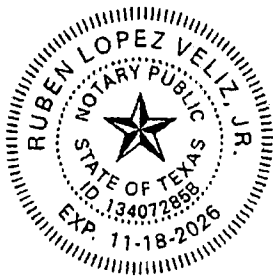
State of Texas

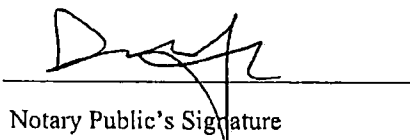
County of Collin

Before me, **Ruben L Veliz Jr**, on this day personally appeared **Elaina Moore**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date 8/26/2025.

(Personalized Seal)




Notary Public's Signature

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CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is C/O
The Mortgage Law Firm, PLLC, 18383 Preston Road, Suite 200, Dallas, TX 75252. I declare under
penalty of perjury that on SEP 04 2025 I filed at the office of the Hays county
Clerk and caused to be posted at the Hays county courthouse this notice of sale.

Angela Zavala
Declarant Name: Angela Zavala
Date: 9/4/25

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FILED
HAYS COUNTY, TEXAS
at 10:40 a.m. A 11

SEP - 4 2025

420 Wilshire Road, San Marcos, TX 78666

Wendy C. ...
25-011074

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: 10/07/2025

Time: Between 01:00 PM and beginning not earlier than 01:00 PM and ending not later than three hours thereafter.

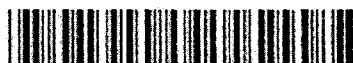
Place: The area designated by the Commissioners Court of Hays County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/12/2022 and recorded in the real property records of Hays County, TX and is recorded under Clerk's File/Instrument Number 22056417, with Dulce Sofia Rivera Arellano and Francisco Ezequiel Garcia Valadez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Dulce Sofia Rivera Arellano and Francisco Ezequiel Garcia Valadez, securing the payment of the indebtedness in the original amount of \$293,574.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Carrington Mortgage Services, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 27, BLOCK H, OF MILLBROOK PARK, PHASE 2, AN ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 21019431, PLAT RECORDS OF HAYS COUNTY, TEXAS.



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Carrington Mortgage Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services, LLC
1600 S Douglass Rd
Anaheim, CA 92806

Angela Zavala

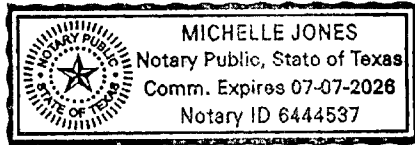
SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC or AUCTION.COM LLC or Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr., or Kirk Schwartz, Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq. c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF Texas
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Angela Zavala, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of September, 2025.



Michelle Jones
NOTARY PUBLIC in and for

Williamson COUNTY
My commission expires: 7-7-26
Print Name of Notary:
Michelle Jones

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on Sept 4, 2025 I filed at the office of the Hays County Clerk and caused to be posted at the Hays County courthouse this notice of sale.

Angela Zavala
Declarant's Name: Angela Zavala
Date: SEP 04 2025