

C&M No. 44-25-00133/ FILE NOS

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

**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 August 30, 2022 and recorded under Clerk's File No. 225149, in the real property records of AUSTIN County Texas, with Robert Smith, AKA Robert Earl Smith, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robert Smith, AKA Robert Earl Smith, a single man securing payment of the indebtedness in the original principal amount of \$299,538.00 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 Robert Smith. NewRez LLC d/b/a Shellpoint Mortgage Servicing 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

#### Legal Description:

**LOT 13, BLOCK 1, SECTION 2 OF THE DOVE LANDING SUBDIVISION, A SUBDIVISION OF 22.159 ACRES, OF LAND OUT OF THE SAN FELIPE DE AUSTIN SURVEY, A-5, AUSTIN COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 04/01/2025**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: AUSTIN County Courthouse, Texas at the following location: In the foyer of the Austin County Courthouse, 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,"

44-25-00133  
AUSTIN



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COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2025-0002

**“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.**

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.

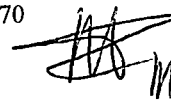
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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** Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek , Jennyfer Sakiewicz , Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Kristopher Holub, Joshua Sanders, Jami Grady, Amy Oian, Aleena Litton, Crystal Koza, Matthew Hansen, Ramiro Cuevas, Cary Corenblum, Dana Dennen, Cindy Dennen, Traci Yeaman, Megan Randle, Ebbie Murphy, Robert Randle, 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 02/06/2025.

/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

 Megan Randle

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-25-00133

2025-0002

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/30/2022	<b>Grantor(s)/Mortgagor(s):</b> JEREMY JOWAYNE BOWEN AND SAMANTHA CODIE BOWEN HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 223941	<b>Property County:</b> AUSTIN
<b>Mortgage Servicer:</b> LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, VA 23452
<b>Date of Sale:</b> 4/1/2025	<b>Earliest Time Sale Will Begin:</b> 1:00PM
<b>Place of Sale of Property:</b> INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 10, BLOCK 1, SECTION 2 OF THE DOVE LANDING SUBDIVISION, A SUBDIVISION OF 22.159 ACRES OF LAND OUT OF THE SAN FELIPE DE AUSTIN SURVEY, A-5, AUSTIN COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Megan Randle, Robert Randle, or Ebbie Murphy, Robert Randle or Ebbie Murphy, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

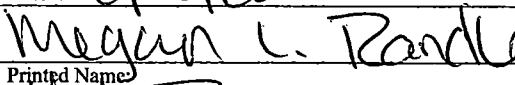
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 2/14/2025



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for LoanCare, LLC

Dated: 2/20/25



Printed Name

Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED

2025 FEB 20 AM 11:53

MH File Number: TX-24-105755-POS  
Loan Type: FHA

  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2025-0003

## Notice of [Substitute] Trustee 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:** 04/01/2025

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Austin County, Texas at the following location: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 1327 Maler Rd, Sealy, TX 77474-1671

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2005 and recorded 04/18/2005 in Document 052321, real property records of Austin County, Texas, with **Edward Hill and wife Victor Hill** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1 as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Edward Hill and wife Victor Hill**, securing the payment of the indebtedness in the original principal amount of **\$147,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

FILED

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COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2025-0005

## Notice of [Substitute] Trustee Sale

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE ISAAC GIFFORD SURVEY, ABSTRACT NO. 179, AND BEING PART OF A CERTAIN 4.8869 ACRE TRACT OF LAND SET ASIDE FOR LESTER DOWNEY IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½ INCH IRON PIPE FOUND AT THE EAST CORNER OF THE SAID DOWNEY 4.8869 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD. THIS POINT ALSO BEING THE NORTH CORNER OF A 4.8869 ACRE TRACT OF LAND SET ASIDE FOR JO DOWNEY SEVALIA, A/K/A JOELLA JERRELLS, A/K/A JOE DOWNEY JERRELLS IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS: THENCE, WITH THE COMMON LINE BETWEEN THE DOWNEY AND JERRELLS TRACT OF LAND, SOUTH 45°00'00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE SOUTH CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45° 05' 00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE WEST CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45°00'00" EAST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE NORTH CORNER OF THIS 1.000 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD; THENCE, WITH THE SOUTHWEST LINE OF MALER ROAD, SOUTH 45°05'00" EAST FOR 208.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND. THE BEARINGS RECITED HEREIN ARE BASED ON THE SOUTHEAST LINE OF THE LESTER DOWNEY TRACT OF LAND.**

**8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

2025-0005


TS No.: 2016-02163-TX  
18-001299-673

## Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against 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.**

Date: 02/24/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, L.L.C. 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 Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

2025-0005

**NOTICE OF FORECLOSURE SALE**

**DEED OF TRUST ("DEED OF TRUST"):**

Dated: March 9, 2022

Grantor: Andres Cevallos, III, a single person

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Instrument #221515, Official Public Records of Austin County, Texas.

Legal Description: **23.946 acres located in the Arthur Lott League, A-254, Austin County, Texas. Subject tract being a portion of the called 25.5-acre tract described in Deed to Lloyd J. Gregory, Jr. recorded in Volume 319, Page 54, Deed Records of Austin County, Texas. Said tract consisting of 23.946 acres, of which 0.015 acres is within an overlap area with the subdivision line to Hickory Creek Ranch Subdivision recorded in Volume 326, Page 24, Deed Records of Austin County, Texas.**

**LESS AND EXCEPT: 10.50 acres, described in Deed to Gari E. Stanger and Theresa Stanger, recorded in File No. 191983, Official Records of Austin County, Texas.**

Secures: Promissory Note ("Note") in the original principal amount of \$308,000.00, executed by Andres Cevallos, III, a single person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

**FORECLOSURE SALE:**

Date: Tuesday, April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Austin County Courthouse  
One East Main  
Bellville, Texas 77418

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

AUSTIN COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2025 MAR -1 AM 9:44

FILED

FILED

2025-0006

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

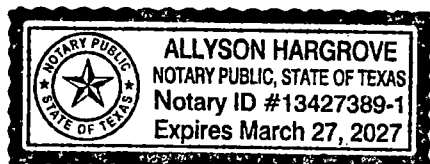
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.


The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily 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 subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

**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.**



  
\_\_\_\_\_  
Aaron K. Flencher  
155 8th Street, Somerville, Texas 77879

STATE OF TEXAS                    )  
COUNTY OF BURLESON        )

This instrument was acknowledged before me on March 5, 2025 by Aaron K. Flencher.

  
\_\_\_\_\_  
Notary Public, State of Texas

2025-0006



610 OAK CREEK CT  
SEALY, TX 77474

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**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: April 01, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN 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 May 09, 2022 and recorded in Document INSTRUMENT NO. 222907 real property records of AUSTIN County, Texas, with KEVIN DALE JOHNSON AND SPOUSE, PATTIE RENEE SEPEDA-JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN DALE JOHNSON AND SPOUSE, PATTIE RENEE SEPEDA-JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$736,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF EFMT 2023-1 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

FILED

2025 MAR -4 PM 3:25

*[Signature]*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

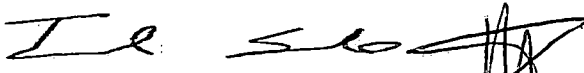



NTSS00000010340701

2025 - 0007

**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 MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK 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 AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

610 OAK CREEK CT  
SEALY, TX 77474

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AUSTIN

**EXHIBIT "A"**

LOT 1, BLOCK 5, BRAZOS COUNTRY SECTION FOUR REPLAT NO. 1, CITY OF BRAZOS COUNTRY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. 212123, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

BEING PART OF THE SAME PROPERTY DESCRIBED IN DEED DATED OCTOBER 7, 2020, EXECUTED BY DENNIS R. MCGILL AND WIFE, SANDY LE MCGILL TO WARREN FAMILY RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER CLERK'S FILE NO. 204786, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

2025-007

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17<sup>th</sup> day of July, 2023, BI Holdings, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Austin County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of April, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the front steps of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor 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.

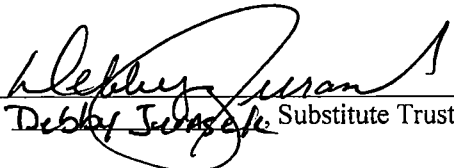
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.**

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 10<sup>th</sup> day of March, 2025.

Address of Substitute Trustee:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

By:   
Debby J. Jorgensen Substitute Trustee

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

FILED

2025 MAR -8 AM 11:40

  
Doreen Day  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2025-0008

# Exhibit "A"

METES AND BOUNDS  
DESCRIPTION  
OF  
19.168 ACRES  
IN THE  
JAMES TYLEE SURVEY, ABSTRACT 304  
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 19.168 acres of land, more or less, in the James Tylee Survey, Abstract 304, Austin County, Texas, same being all that certain called 19.181 acre parcel as described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 660, Page 9 of the Official Records of Austin County, Texas, said 19.168 acre tract being more particularly described by metes and bounds, as follows, to wit:

COMMENCING FOR REFERENCE at a 1/2 inch iron rod found for corner, same being in the northwesterly line of that certain called 22.174 acre parcel as described by instrument recorded in Clerk's File No. 160886 of the Official Records of Austin County, Texas, same being the most southerly corner of that certain called 5.233 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 458, Page 317 of the Deed Records of Austin County, Texas, and same being a southeasterly exterior corner in the southeasterly right-of-way of Bernard Road (right-of-way varies);

THENCE, departing said southeasterly right-of-way line of said Bernard Road and with said common line, North 44 degrees 08 minutes 32 seconds East, a distance of 256.67 feet (called North 44 degrees 08 minutes 32 seconds East, 256.67 feet) (Basis of Bearings) to a 5/8 inch iron rod found for corner, same being in the southeasterly line of said called 5.233 acre parcel, same being the most westerly corner of that certain called 19.181 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, and same being the most northerly corner of said called 22.174 acre parcel;

THENCE, with said common line, North 44 degrees 20 minutes 32 seconds East, a distance of 470.97 feet (called North 45 degrees 48 minutes 55 seconds East, 471.22 feet) to a 1/2 inch iron rod found for corner, same being the most northerly northeast corner of said called 5.233 acre parcel, same being in the southwesterly line of that certain called 0.378 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 370, Page 411 of the Deed Records of Austin County, Texas, and same being a northerly exterior corner of said called 19.181 acre parcel;

THENCE, with said common line, South 48 degrees 07 minutes 49 seconds East, a distance of 99.54 feet (called South 46 degrees 48 minutes 00 seconds East) to a 1 inch iron bar found for corner, same being the most southerly southeast corner of said called 0.378 acre parcel, and same being a northerly interior corner of said called 19.181 acre parcel;

cl Continued  
L Page 1 of 2

19 N. Miller Bellville, Texas 77418



1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2025-0008

4b Page 2 of 2

4b Metes and Bounds Description of 19.168 acres in the

4b James Tylee Survey, Abstract 304, Austin County, Texas

THENCE, with said common line, North 43 degrees 35 minutes 55 seconds East, a distance of 20.52 feet (called North 43 degrees 57 minutes 12 seconds East, 20.00 feet) to a 1/2 inch iron rod found for corner, same being the most easterly southeast corner of said called 0.378 acre parcel, same being in a northwesterly line of said called 19.181 acre parcel, and same being the most southerly corner of that certain called 18.36 acre parcel as described by instrument recorded in Clerk's File No. 094845 of the Official Records of Austin County, Texas;

THENCE, with said common line, North 41 degrees 57 minutes 44 seconds East, a distance of 210.73 feet (called North 43 degrees 57 minutes 12 seconds East) to a 1/2 inch iron rod found for corner, same being in the southeasterly line of said called 18.36 acre parcel, and same being the POINT OF BEGINNING and most westerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 12 minutes 15 seconds East, a distance of 553.79 feet (called North 43 degrees 57 minutes 12 seconds East, 554.11 feet) to a 5/8 inch iron rod found for corner, same being a southeasterly interior corner of said called 18.36 acre parcel, and same being a northwesterly exterior corner of the tract herein described;

THENCE, continuing with said common line, North 44 degrees 41 minutes 23 seconds East, a distance of 341.07 feet (called North 46 degrees 24 minutes 35 seconds East, 341.45 feet) to a 1/2 inch iron rod found for corner, same being a southerly interior corner of said called 18.36 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, continuing with said common line, South 46 degrees 57 minutes 56 seconds East (called South 45 degrees 09 minutes 17 seconds East), pass at a distance of 305.75 feet (called 305.86 feet) a 1/2 inch iron rod found for corner, same being a northeasterly exterior corner of said called 18.36 acre parcel, same being a northwesterly exterior corner of that certain called 20.516 acre parcel as described by instrument recorded in Clerk's File No. 170909 of the Official Records of Austin County, Texas, in all a distance of 886.56 feet (called 887.12 feet) to a 1/2 inch iron rod found for corner, same being a westerly interior corner of said called 20.516 acre parcel, and same being the most easterly corner of the tract herein described;

THENCE, continuing with said common line, South 42 degrees 26 minutes 47 seconds West, a distance of 967.73 feet (called South 44 degrees 14 minutes 15 seconds West, 968.12 feet) to a 5/8 inch iron rod found for corner, same being the most westerly southwest corner of said called 20.516 acre parcel, same being a northeasterly interior corner of the aforementioned called 19.181 acre parcel, and same being the most southerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 19 minutes 07 seconds West, a distance of 901.28 feet (called North 40 degrees 31 minutes 36 seconds West, 901.02 feet) to the POINT OF BEGINNING of the tract herein described and containing 19.168 acres of land, more or less. For Reference Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., May 21, 2018.

PROJECT NO. 18181A  
MAY 21, 2018

COMPILED BY:



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2025-0008

Notice of Substitute Trustee's Sale

THE STATE OF TEXAS       §  
  §  
COUNTY OF \_AUSTIN       §

WHEREAS, by the Deed of Trust And Security Agreement, dated October 20, 2021 (the "DOT"), executed by Molly Ladner an Individual ("Ladner" and/or "Grantor"), and recorded under Clerk's File No. 216256 in the Real Property Records of Austin County, Texas on October 20, 2021 (the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, Ladner as Grantor, originally conveyed to Eric A. Gardner, as Trustee to secure that one Promissory Note, dated October 20, 2021, executed by Ladner, payable to the order of Silver City Lending, LLC, LLC, a Texas limited liability company ("SCL" and/or "Beneficiary") (the "Note"), certain real property being described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

(the "Land" or "Property") together with all Improvements thereon and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, all right, title, and interest of Grantor in and to adjacent streets, alleys, easements, and rights-of-way, any strips or gores of real property between such real property and abutting or adjacent properties, all water and water rights, timber and crops pertaining to such real estate, and all reversions and remainders in or to such real property.

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Ladner has failed, and continues to fail, to pay the Note, SCL as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and,

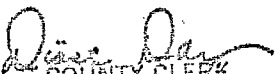
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, to the highest bidder, at steps of the foyer Austin County Courthouse at 1 E Main St Bellville, Austin County, TX 77485, in the City of Bellville or such other location as may be designated by the Austin County Commissioners Court pursuant to Order 87.351 of the Austin County Clerk after the sending of this notice and before the time of the sale, in which the Property is situated, to the highest bidder on **Tuesday, the 1st day of April 2025, which sale shall begin at 10:00 a.m. or not later than three hours thereafter.**

The sale noticed herein shall include the interest of Ladner in all real property, fixture and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, SCL, having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to SCL, under Section 9.50(d) of the Texas Business and Commerce Code.

**THE SALE OF THE PROPERTY DESCRIBED HEREIN IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.**

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. No representations of warranty are being made (express or implied) regarding the title to or the condition of the Property.

2025 MAR -8 PM 1: 50

  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2025-0009

**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.**

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or the 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. The reposting or refiling may be after the date originally scheduled for this sale.

The contact information for the Substitute Trustee is:

Christopher M. Thornhill  
The Thornhill Law Firm, P.C.  
2525 N. Loop West, Ste. 250  
Houston, Harris County, Texas 77008  
Tel: (281) 968-8105  
Email CTHORNHILL@THORNHILLLAWFIRM.NET

**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.**

EXECUTED in this 7 day of March, 2025.



CHRISTOPHER M. THORNHILL, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, SHEILA HORAK, ROBIN JOHNSON, DONNA KING ANDREW MILLS-MIDDLEBROOK, DEBBY JURASEK

After recording return to:  
The Thornhill Law Firm, P.C.  
2525 N. Loop West, Ste. 250  
Houston, Harris County, Texas 77008

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COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2025-0009