

Foreclosure Notices June 4, 2024

1. Williams, Robert & Williams, Sharie
  2. Castleberry, Clint Derek & Castleberry, Tammy Jean
  3. Cardenas, David & Bartsch, Monica Rose
  4. Faith Path Trust Chris Craft
  5. Cruz, Darwin Jose & Magdaleno, Daniela Leticia
  6. Dominguez, Leonardo Bladimir
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24-01020

14004 PRASKY TRL, ELGIN, TX 78621

1

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:  
  
Lot 37, Block C, of PEPPERGRASS PHASE 18, according to the map or plat thereof, recorded in Plat Cabinet 7, Page 65A, Plat Records, Bastrop County, Texas.
- Security Instrument:** Deed of Trust dated November 30, 2021 and recorded on December 2, 2021 at Instrument Number 202125735 in the real property records of BASTROP County, Texas, which contains a power of sale.
- Sale Information:** June 4, 2024, at 10:00 AM, or not later than three hours thereafter, at the north door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by ROBERT WILLIAMS AND SHARIE WILLIAMS secures the repayment of a Note dated November 30, 2021 in the amount of \$322,068.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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

FILED

APR 11 2024

Krista Bartsch  
Bastrop County Clerk

8:31 Am



4814430

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Angela Zavala*

Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Megan Randle, Ebbie Murphy, Elizabeth Anderson, Richard Zavala, Jr., Megan L. Randle, Jr, Jennyfer Sakiewicz, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Vanna Ho, , Sharlet Watts and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 11 day of April, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BASTROP County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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**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:** 08/15/2006  
**Grantor(s):** CLINT DEREK CASTLEBERRY AND TAMMY JEAN CASTLEBERRY  
**Original Mortgagee:** NATIONSTAR MORTGAGE LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC  
**Original Principal:** \$147,000.00  
**Recording Information:** Book 1667 Page 292 Instrument 200612901  
**Property County:** Bastrop  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 201 CEDARWOOD LANE, ELGIN, TX 78621

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Nationstar Mortgage LLC  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Current Beneficiary:** Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppel, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of June, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bastrop County Commissioner's Court, at the area most recently designated by the Bastrop 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 Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr, 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. Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr, 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

APR 25 2024

Krista Bartsch  
Bastrop County Clerk

10:02 am

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):** Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr, 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 Apr. 25, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Bastrop County Clerk and caused it to be posted at the location directed by the Bastrop County Commissioners Court.

By: Angela Zavala

**Exhibit "A"**

APPROXIMATELY 2.256 ACRES OF LAND BEING OUT OF AND A PORTION OF THE JOSEPH ROGERS SURVEY, ABSTRACT NO. 55, IN BASTROP COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED RECORDED IN VOLUME 434, PAGE 613, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AND EXHIBIT "A-1" ATTACHED HERETO.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT ESTATE DESCRIBED IN DEED RECORDED IN VOLUME 429, PAGE 364, AND RE-RECORDED IN VOLUME 434, PAGE 613, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A-2" ATTACHED HERETO.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

BEING 2.256 ACRES OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE JOSEPH ROGERS SURVEY, ABSTRACT NUMBER 55, IN BASTROP COUNTY, TEXAS. SAID 2.256 ACRE TRACT OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED 2.256 ACRES OF LAND AND DESCRIBED BY DEED TO CLINT DEREK CASTLEBERRY AND WIFE, TAMMY JEAN CASTLEBERRY AS RECORDED IN VOLUME 429, PAGE 364, OF THE OFFICIAL RECORDS OF BASTROP COUNTY, THXAS. SAID 2.256 ACRE TRACT OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT B AND BEING MORE PARTICULARLY DESCRIBED DY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE ARC OF A CUL-DE-SAC AT THE NORTHERLY END OF THAT CERTAIN 60 FOOT EASEMENT DESCRIBED IN THE DEED RECORDED IN VOLUME 429, PAGE 364, OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS FOR A POINT IN THE SOUTH-EAST LINE OF THE HEREIN DESCRIBED 2.256 ACRE TRACT OF LAND AND THE MOST NORTHERLY NORTH-WEST CORNER OF THAT CERTAIN 2.290 ACRE TRACT OF LAND DESCRIBED BY DEED TO TRINITY M. ISON, AND WIFE, MICHAELA E. ISON, AS RECORDED IN VOLUME 1155, PAGE 283, OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS AND AN ANGLE POINT IN THE SOUTH-WEST LINE OF THAT CERTAIN 1.183 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE VETERAN'S LAND BOARD;

THENCE SOUTH 30 DEGREES 58'34" WEST, ALONG THE COMMON DIVIDING LINE OF SAID 2.256 ACRE TRACT OF LAND AND SAID 2.290 ACRE TRACT, A DISTANCE OF 387.11 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH-OR SOUTH-EAST CORNER OF SAID HEREIN DESCRIBED 2.256 ACRE TRACT OF LAND AND THE WEST OR SOUTH-WEST CORNER OF SAID 2.290 ACRE TRACT OF LAND AND A POINT ON THE NORTH-EAST LINE OF THAT OF THAT CERTAIN 58.0 ACRE TRACT OF LAND DESCRIBED BY DEED TO MRS. W.W. TEMPERO; THENCE NORTH 60 DEGREES 00'03" WEST, ALONG THE COMMON DIVIDING LINE OF SAID 2.256 ACRE TRACT OF LAND AND SAID 58.0 ACRE TRACT OF LAND, A DISTANCE OF 187.93 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP SET FOR THE WEST OR SOUTH-WEST CORNER OF THE HEREIN DESCRIBED 2.256 ACRE TRACT OF LAND AND THE NORTH CORNER OF SAID 58.0 ACRE TRACT OF LAND AND A POINT ON THE SOUTH-EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING LOT 38A, BLOCK 2, OF ROLLING OAK FARMS, A SUBDIVISION IN BASTROP COUNTY, TEXAS AS PER THE PLAT RECORDED IN CABINET 1, PAGE 26-B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND BEING DESCRIBED BY DEED TO ALAN DURHAM;

THENCE NORTH 28 DEGREES 51'31" EAST, ALONG THE COMMON DIVIDING LINE OF SAID 2.256 ACRE TRACT OF LAND AND SAID LOT 38A, PASSING THE MOST EASTERLY CORNER OF SAID LOT 38A, SAME BEING THE MOST SOUTHERLY CORNER OF LOT 37 OF SAID ROLLING OAK FARMS SUBDIVISION, SAID LOT 37 BEING DESCRIBED BY DEED AS 5.180 ACRES OF LAND TO LAND SYSTEMS COMPANY, AS RECORDED IN

VOLUME 875, PAGE 194 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, A TOTAL DISTANCE OF 497.45 FEET A 1/2" IRON ROD FOUND FOR THE NORTH-WEST CORNER OF THE HEREIN DESCRIBED 22.256 ACRE TRACT OF LAND AND A POINT ON THE SOUTH-EAST LINE OF SAID LOT 37 AND THE SOUTH-WEST CORNER OF SAID 8.183 ACRE TRACT OF LAND;

THENCE SOUTH 60 DEGREES 11'01" WEST, ALONG THE COMMON DIVIDING LINE OF SAID 2.256 ACRE TRACT OF LAND AND SAID 8.183 ACRE TRACT, A DISTANCE OF 172.12 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP SET ON THE CUL-DE-SAC OF SAID 60 FOOT EASEMENT FOR THE MOST NORTHERLY NORTH-EAST CORNER OF THE HEREIN DESCRIBED 2.256 ACRE TRACT OF LAND AND AN ANGLE POINT LINE THE SOUTH-WEST LINE OF SAID 8.183 ACRE TRACT OF LAND;

THENCE SOUTH 11 DEGREES 59'21" EAST, CONTINUING ALONG THE COMMON DIVIDING LINE OF SAID 2.256 ACRE TRACT OF LAND AND SAID 8.183 ACRE TRACT, A DISTANCE OF 82.05 FEET TO A COTTON GIN SPINDLE SET FOR AN ANGLE POINT IN THE SOUTH-EAST LINE OF THE HEREIN DESCRIBED 2.256 ACRE TRACT OF LAND AND AN ANGLE POINT IN THE SOUTH-WEST LINE OF SAID 8.183 ACRE TRACT OF LAND;

THENCE SOUTH 54 DEGREES 21'42" WEST, CONTINUING ALONG THE COMMON DIVIDING LINE OF SAID 2.256 ACRE TRACT OF LAND AND SAID 8.183 ACRE TRACT OF LAND, A DISTANCE OF 54.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.256 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING FOR THIS SURVEY IS THE COMMON DIVIDING LINE OF SAID 2.256 ACRE TRACT OF LAND AND SAID 2.290 ACRE TRACT OF LAND AS BEING SOUTH 30 DEGREES 58'34" WEST, AS PER THE DEED RECORDED IN VOLUME 429, PAGE 365, OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS.

#### EXHIBIT "A-2"

FIELD NOTE DESCRIPTION FOR A 30 FOOT AND A 60 FOOT PRIVATE ROAD EASEMENT:

BEING A PRIVATE ROAD EASEMENT SITUATED IN BASTROP COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE JOSEPH ROGERS SURVEY. ABSTRACT NO. 55, AND BEING A PART OF A 30 FOOT EASEMENT DESCRIBED AS EXHIBIT "E", AND BEING OUT OF A 3.193 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "C", AND BEING OUT OF A 9.730 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "B", AND ALSO BEING OUT OF A 10.0069 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "A", ALL FOUR (4) TRACTS BEING CONVEYED TO PAUL J. MOORE, JR. FROM THOMAS H. BARNETT AND RONALD C. SHULTZ UNDER ONE DEED DATED JUNE 29, 1977, AND RECORDED IN VOLUME 253, PAGE 437, OF THE BASTROP COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF THE OLD ELGIN AND UTLEY ROAD, FOR THE NORTHEAST CORNER OF A 9.856 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "E" IN A DEED TO THOMAS BARNETT AND RONALD SCHULTZ, DATED JUNE 30, 1972, AND RECORDED IN VOLUME 207, PAGE 762, OF THE BASTROP COUNTY DEED RECORDS, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PRIVATE ROAD EASEMENT;

THENCE WITH THE NORTH LINE OF THE SAID 9.856 ACRE TRACT, NORTH 59 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 801.56 FEET TO AN IRON ROD SET AT A FENCE CORNER POST, FOR THE NORTHWEST CORNER OF THE SAID 9.856 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 3.193 ACRE TRACT, AND FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE WITH THE WEST LINE OF THE SAID 9.856 ACRE TRACT, THE EAST LINE OF THE SAID 3.193 ACRE TRACT, SOUTH 46 DEGREES 58 MINUTES 16 SECONDS WEST, A DISTANCE OF 36.12 FEET TO A POINT FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE DEPARTING THE WEST LINE OF SAID THE 9.856 ACRE TRACT, THE EAST LINE OF THE SAID 3.193 ACRE TRACT, SOUTH 71 DEGREES 30 MINUTES 39 SECONDS WEST, A DISTANCE OF 181.38 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 65 DEGREES 08 MINUTES 37 SECONDS WEST, A DISTANCE OF 204.09 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 56 DEGREES 48 MINUTES 47 SECONDS WEST, AT A DISTANCE OF 113.76 FEET PASS THE SOUTH LINE OF THE SAID 3.193 ACRE TRACT, THE NORTH LINE OF THE SAID 9.730 ACRE TRACT, FROM WHICH THE SOUTHEAST CORNER OF THE SAID 3.193 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 9.730 ACRE TRACT BEARS SOUTH 60 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE OF 165.78, IN ALL A TOTAL DISTANCE OF 202.80 FEET TO AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 49 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 98.25 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 35 DEGREES 47 MINUTES 41 SECONDS WEST, A DISTANCE OF 164.43 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 37 DEGREES 28 MINUTES 58 SECONDS WEST, AT A DISTANCE OF 152.80 FEET PASS THE SOUTH LINE OF THE SAID 9.730 ACRE TRACT, THE NORTH LINE OF THE SAID 10.0069 ACRE TRACT, FROM WHICH THE SOUTHEAST CORNER OF THE SAID 9.730 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 10.0069 ACRE TRACT BEARS SOUTH 60 DEGREES 11 MINUTES 01 SECONDS EAST, A DISTANCE OF 284.06 FEET, IN ALL A TOTAL DISTANCE OF 180.62 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 72 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 149.99 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 77 DEGREES 18 MINUTES 54 SECONDS WEST, A DISTANCE OF 59.26 FEET TO AN IRON ROD SET, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 53 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 95.78 FEET TO AN IRON ROD SET, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 35 DEGREES 38 MINUTES 18 SECONDS WEST, A DISTANCE OF 96.57 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.68 FEET (THE CHORD OF WHICH BEARS NORTH 60 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 21.00 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 292.54 FEET (THE CHORD OF WHICH BEARS NORTH 54 DEGREES 21 MINUTES 42 SECONDS WEST, A DISTANCE OF 77.65 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 21.67 FEET (THE CHORD OF WHICH BEARS SOUTH 10 DEGREES 47 MINUTES 55 SECONDS EAST, A DISTANCE OF 21.00

FEET TO A POINT;

THENCE SOUTH 35 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF 87.04 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 53 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 73.70 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 77 DEGREES 18 MINUTES 54 SECONDS EAST, A DISTANCE OF 30.32 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 72 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 114.88 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 37 DEGREES 28 MINUTES 58 SECONDS EAST, AT A DISTANCE OF 1.03 FEET PASS THE NORTH LINE OF THE SAID 1.0069 ACRE TRACT, THE SOUTH LINE OF THE SAID 9.730 ACRE TRACT, FROM WHICH THE NORTHEAST CORNER OF THE SAID 10.0069 ACRE TRACT BEARS SOUTH 60 DEGREES 11 MINUTES 01 SECONDS EAST, A DISTANCE OF 344.60 FEET, IN ALL A TOTAL DISTANCE OF 161.02 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 35 DEGREES 47 MINUTES 41 SECONDS EAST, A DISTANCE OF 170.89 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 49 DEGREES 45 MINUTES 14 SECONDS EAST, A DISTANCE OF 109.29 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 56 DEGREES 48 MINUTES 47 SECONDS EAST, AT A DISTANCE OF 62.20 FEET PASS THE NORTH LINE OF THE SAID 9.730 ACRE TRACT, THE SOUTH LINE OF THE SAID 3.193 ACRE TRACT, FROM WHICH THE NORTHEAST CORNER OF THE SAID 9.730 ACRE TRACT, THE SOUTHEAST CORNER OF THE SAID 3.193 ACRE TRACT BEARS SOUTH 60 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE OF 233.11, IN ALL A TOTAL DISTANCE OF 210.87 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 65 DEGREES 08 MINUTES 37 SECONDS EAST, A DISTANCE OF 211.79 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE NORTH 71 DEGREES 30 MINUTES 39 SECONDS EAST, AT A DISTANCE OF 177.93 FEET PASS THE NORTH LINE OF THE SAID 3.193 ACRE TRACT, FROM WHICH THE NORTHEAST CORNER OF THE SAID 3.193 ACRE TRACT BEARS SOUTH 59 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 59.97 FEET, IN ALL A TOTAL DISTANCE OF 217.91 FEET TO A POINT, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE SOUTH 59 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 833.26 FEET TO A POINT IN THE WEST LINE OF THE SAID ELGIN AND UTLEY ROAD, FOR AN ANGLE CORNER OF THIS PRIVATE ROAD EASEMENT;

THENCE WITH THE WEST LINE OF THE SAID ELGIN AND UTLEY ROAD, SOUTH 26 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING, CONTAINING 2.793 ACRES OF LAND.

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

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FILED

MAY 02 2024 8:26am

Krista Bartsch  
Bastrop County Clerk

24-175956

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> February 3, 2017	<b>Original Mortgagor/Grantor:</b> DAVID CARDENAS AND MONICA ROSE BARTSCH
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1AS ISSUER
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201702045	<b>Property County:</b> BASTROP
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$149,384.00, executed by DAVID CARDENAS and MONICA ROSE BARTSCH and payable to the order of Lender.

**Property Address/Mailing Address:** 222 FM 535, SMITHVILLE, TX 78957

**Legal Description of Property to be Sold:** LEGAL DESCRIPTION: BEING 2.000 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE THOMAS J. GAZLEY SURVEY, ABSTRACT NO. 33 IN BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 31.86 ACRE TRACT OF LAND CONVEYED TO CELESTINE MATOCHA FAMILY TRUST BY DEED RECORDED IN VOLUME 1107, PAGE 417, OFFICIAL RECORDS, BASTROP COUNTY TEXAS SAID 2.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE CURVING WESTERLY RIGHT-OF-WAY LINE OF F.M. 535 (80' R.O.W.) FOR THE NORTHEASTERLY CORNER HEREOF AND THE SOUTHEASTERLY CORNER OF THAT CERTAIN 1.255 ACRE TRACT OF LAND CONVEYED TO FORREST L. SANDERSON III BY DEED RECORDED IN VOLUME 992, PAGE 545 OF SAID OFFICIAL RECORDS;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID F.M. 535, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 612.93 FEET, AN ARC DISTANCE OF 269.83 FEET AND WHOSE CHORD BEARS S 41° 40' 08" W A DISTANCE OF 267.65 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT AND S 29° 12' 44" W A DISTANCE OF 110.68 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE LEAVING SAID RIGHT-OF-WAY AND CROSSING SAID MATOCHA 31.68 ACRE TRACT FOR THE SOUTHERLY LINE HEREOF N 60° 47' 16" W A DISTANCE





OF 248.46 FEET TO A 1/2" IRON ROAD SET IN THE CURVING EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (100' R.O.W.) FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 3478.37 FEET, AN ARC DISTANCE OF 351.33 FEET AND WHOSE CHORD BEARS N 34° 16' 57" E A DISTANCE OF 351.18 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWESTERLY CORNER HEREOF BEING THE SOUTHEASTERLY CORNER OF SAID SANDERSON 1.255 ACRE TRACT;

THENCE S 65° 24' 27" E A DISTANCE OF 276.05 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES OF LAND, MORE OR LESS..

<b>Date of Sale:</b> June 4, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPLIAS ISSUER*, the owner and holder of the Note, has requested Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPLIAS ISSUER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Angela Zavala

SUBSTITUTE TRUSTEE

~~Shariet Watts, Angela Zavala, Michelle Jones or Richard  
Zavala, Jr., Trustee~~

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

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED

**MAY 02 2024**

Krista Bartsch  
Bastrop County Clerk

3:11 pm

**DATE:** May 2, 2024  
**NOTE:** Promissory Note described as follows:  
**Date:** March 25, 2021  
**Maker:** Faith Path Trust Chris Craft, Guarantor  
**Payee:** Son Dau Trust  
**Original Principal Amount:** One Hundred Twenty Thousand Dollars (\$120,000.00)

**CORRECTION DEED OF TRUST:** Deed of Trust described as follows:  
**Date:** March 25, 2021  
**Grantor:** Faith Path Trust Chris Craft, Guarantor  
**Trustee:** Richard Craft  
**Substitute Trustee:** Chris W. Kirby  
**Beneficiary:** Brenda J. Swinney, Trustee for the Son Dau Trust  
**Recorded:** Document No. 202225377, Official Public Records of Bastrop County, Texas

**CORRECTION WARRANTY DEED WITH VENDOR' S LIEN** described as follows:  
**Date:** March 25, 2021  
**Grantor:** Son Dau Trust, Brenda J. Swinney  
**Trustee:** Richard Craft  
**Substitute Trustee:** Chris W. Kirby  
**Beneficiary:** Brenda J. Swinney, Trustee for the Son Dau Trust  
**Recorded:** Document No. 202225376, Official Public Records of Bastrop County, Texas

**TRANSFER OF NOTE AND LIEN** described as follows:  
**Date:** March 12, 2024  
**Holder of the Note and Lien:** Brenda J. Swinney, Trustee of the Son Dau Trust  
**Transferee:** Brenda J. Swinney, Trustee of the Brenda J. Swinney Family Trust  
**Recorded as Document No.** 202404109, Official Public Records of Bastrop County, Texas

**LENDER:** Brenda J. Swinney, Trustee of the Brenda J. Swinney Family Trust  
c/o Chris W. Kirby, 906 Main Street, Bastrop, Texas 78602

**BORROWER:** Faith Path Trust Chris Craft, Guarantor

**PROPERTY:** 10.10 ACRES OF LAND IN THE AARON CULLING SURVEY, ABSTRACT NUMBER 120, BASTROP COUNTY, TEXAS AND BEING OUT OF AND A PORTION OF A REMAINDER PART OF THAT CALLED 267.687 ACRES AS DESCRIBED TO BRENDA J. SWINNEY, TRUSTEE OF THE SON DAU TRUST IN THAT CERTAIN GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201214709, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS THE HEREIN DESCRIBED 10.10 ACRES OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO. 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.

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

June 4, 2024, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Bastrop County Courthouse, 804 Pecan Street, Bastrop, Texas 78602, or in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately next to where the Notice was posted.

**NOTICE:**

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

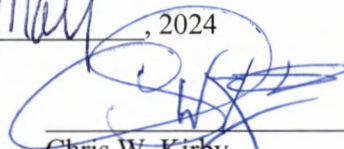
**RECITALS**

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, Lender, owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

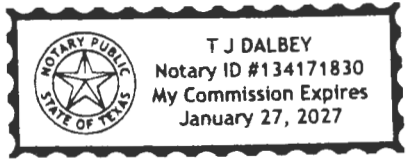
Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according 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. 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.

EXECUTED as of the 2nd day of May, 2024

  
Chris W. Kirby  
Substitute Trustee

STATE OF TEXAS §  
COUNTY OF BASTROP §

Before me, the undersigned notary public, on this day personally appeared Chris W. Kirby, 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.



  
Notary Public, State of Texas

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TRACT 1**

SURVEY OF A TRACT 1, 10.10 ACRES OF LAND IN THE AARON CULLING SURVEY, ABSTRACT NUMBER 120, BASTROP COUNTY, TEXAS AND BEING OUT OF AND A PORTION OF A REMAINDER PART OF THAT CALLED 267.687 ACRES AS DESCRIBED TO BRENDA J. SWINNEY, TRUSTEE OF THE SON DAU TRUST IN THAT CERTAIN GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201214709, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, THE HEREIN DESCRIBED 10.10 ACRES OF LAND BEING SHOWN ON A SKETCH PREPARED HEREWITH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WA2630-2021)

**BEGINNING** at a one-half inch capped iron rod set stamped "RPLS 5548" having grid coordinates in United States Survey Feet of North(y) 10058618.698, East(x) 3312579.892, a part of the United States state plane coordinate system, Texas Central Zone 4203, North American Datum 1983, for the common west corner of the herein described Tract 1, 10.10 acres of land and a simultaneously created Tract 2, 22.24 acres of land out of the said Swinney 267.687 acres, same being a point on the east right of way line of Stockade Ranch Road, a county road in Bastrop County, Texas, the width of which is as found occupied and used upon the ground;

**THENCE** North 21°25'11" West, a distance of 799.65 feet along the common fenced dividing line of the said Swinney 267.687 acres and said Stockade Ranch Road to a one-half inch capped iron rod set stamped "RPLS 5548" upper northwest corner of the herein described Tract 1, 10.10 acres of land, same being most westerly corner of the said Swinney 267.687 acres and the upper southwest corner of that called 5.00 acres described to Rene Herrera Rodriguez and Virginia Cantu Rodriguez in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 201908597, Official Public Records Bastrop County, Texas and a point on the northeast right of way line of Stockade Ranch Road;

**THENCE** along the common dividing line of the said Swinney 267.687 acres and the said Rodriguez 5.00 acres the following five (5) courses and distance:

- 1) North 67°43'28" East, a distance of 154.30 feet to a one-half inch iron rod found for an exterior angle corner of the herein described Tract 1, 10.10 acres of land and the said Swinney 267.687 acres, same being an interior angle corner of the said 5.00 acres;
- 2) South 80°07'47" East, a distance 262.40 feet to a one-half inch capped iron rod set stamped "RPLS 5548" for an exterior angle corner of the herein described Tract 1, 10.10 acres of land and the said Swinney 267.687 acres, same being an interior angle corner of the said 5.00 acres;
- 3) South 22°05'11" East, a distance of 589.01 feet to a one-half inch iron rod found for an interior angle corner of the herein described Tract 1, 10.10 acres of land and the said Swinney 267.687 acres, same being the lower southwest corner of the said 5.00 acres;
- 4) North 67°55'16" East, a distance of 651.26 feet to a capped iron rod found stamped "RPLS 5463" for an interior angle corner of the herein described Tract 1, 10.10 acres of land and the said Swinney 267.687 acres, same being the southeast corner of the said 5.00 acres;
- 5) North 22°04'45" West, a distance of 300.02 feet to a one-half inch iron rod found for an exterior angle corner of the herein described Tract 1, 10.10 acres of land and the said Swinney 267.687 acres, same being the northeast corner of the said 5.00 acres and a point on the southeast line of that called 10.077 acres described to Hiram J. Stein III and Linda Gaulding in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 200715901, Official Public Records Bastrop County, Texas;

**THENCE** North 67°51'43" East, a distance of 208.17 feet along the common dividing line of the said Swinney 267.687 acres and the said Stein 10.077 acres to a one-half inch capped iron rod set stamped "RPLS 5548" for the northeast corner of the herein described Tract 1, 10.10 acres of land and a point on last said common dividing line and from this point a one-half inch iron rod found for the common east corner of the said Stein 10.077 acres and the said Swinney 267.687 acres bears North 67°51'43" East, a distance of 989.94 feet;

**THENCE** departing last said common dividing line and crossing over and severing from said Swinney 267.687 acre the following two (2) courses and distances:

- 1) South 22°25'31" East, a distance of 412.83 feet to a capped one-half inch iron rod set stamped "RPLS 548" for the southeast corner of the herein described Tract 1, 10.10 acres of land, same being a point on the north line of the said simultaneously created Tract 2, 22.24 acres of land;
- 2) South 69°46'18" West, a distance of 1248.80 feet and along the common dividing line of the said Tract 1, 10.10 acres of land and the said Tract 2, 22.24 acres of land to the POINT OF BEGINNING and containing 10.10 acres of land, more or less, within these metes and bounds.

**BASIS OF BEARINGS:** Lambert Conformal Projection, Grid North, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83.

I, Robert C. Steubing, a Registered Professional Land Surveyor, do hereby certify that the above survey was made by me upon the ground and is true and correct according to my best belief and knowledge.



*Robert C. Steubing*

03/26/2021

Robert C. Steubing  
Registered Professional Land Surveyor State of Texas - No. 5548

Date

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED

**MAY 07 2024**  
Krista Bartsch  
Bastrop County Clerk  
1:40pm

Date: **May 7, 2024**  
Substitute Trustee: **YAZMIN LEAL**  
Substitute Trustee's Address: **P.O. Box 365  
La Blanca, Texas 78558**  
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**  
Note: **SEVENTY-ONE THOUSAND SEVEN HUNDRED AND NO/100THS DOLLARS (\$71,7000.00)**

**Deed of Trust**

Date: **June 14, 2019**  
Grantor: **DARWIN JOSE CRUZ, and wife DANIELA LETICIA MAGDALENO**  
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

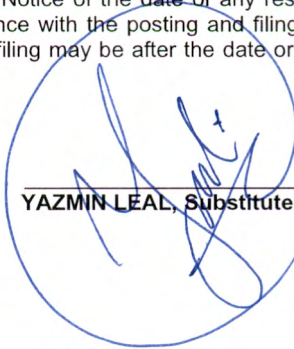
Recording information: **A Special Warranty Deed with Vendor's Lien dated June 14, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership DARWIN JOSE CRUZ, and wife DANIELA LETICIA MAGDALENO, recorded under Clerk's Document No. 201909066 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith DARWIN JOSE CRUZ, and wife DANIELA LETICIA MAGDALENO, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201909067 Official Records, Bastrop County, Texas.**

Property: (including any improvements), All of Lot 22, Block B, SANTA FE SUBDIVISION PHASE 1, Bastrop County, Texas, according to the map recorded under Cabinet #6, Pages 163A-164A, in the Map Records of Bastrop County, Texas.

County: **Bastrop**  
Date of Sale (first Tuesday of month): **June 4, 2024**  
Time of Sale: **10:00 a.m.**  
Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602**

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

  
\_\_\_\_\_  
YAZMIN LEAL, Substitute Trustee



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FILED

MAY 07 2024

Krista Bartsch  
Bastrop County Clerk

1:40pm

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: **May 7, 2024**  
Substitute Trustee: **YAZMIN LEAL**  
Substitute Trustee's Address: **P.O. Box 365  
La Blanca, Texas 78558**  
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited  
partnership**  
Note: **SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100THS  
DOLLARS (\$62,500.00)**

**Deed of Trust**

Date: **September 3, 2019**  
Grantor: **LEONARDO BLADIMIR DOMINGUEZ, a married person**  
Lender: **CENTEX SANTA FE ESTATES L.P., a Texas limited partnership**

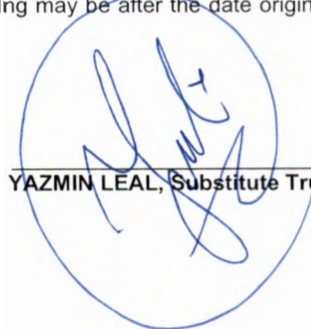
Recording information: **A Special Warranty Deed with Vendor's Lien dated September 3, 2019, executed by CENTEX SANTA FE ESTATES L.P., a Texas limited partnership LEONARDO BLADIMIR DOMINGUEZ, a married person, recorded under Clerk's Document No. 201913606 Official Records, Bastrop County, Texas, and being further secured by Deed of Trust of even date therewith LEONARDO BLADIMIR DOMINGUEZ, a married person, to ADELA MUNIZ, Trustee, recorded under Clerk's Document No. 201913607 Official Records, Bastrop County, Texas.**

Property: (including any improvements), **All of Lot 10, Block G, SANTA FE SUBDIVISION PHASE 1, Bastrop County, Texas, according to the map recorded under Cabinet #6, Pages 163A-164A, in the Map Records of Bastrop County, Texas.**

County: **Bastrop**  
Date of Sale (first Tuesday of month): **June 4, 2024**  
Time of Sale: **10:00 a.m.**  
Place of Sale: **The front steps of the courthouse entrance with a physical address of 803 Pine St #112, Bastrop, Texas 78602**

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

  
\_\_\_\_\_  
YAZMIN LEAL, Substitute Trustee