POSTED & FILED
Vicinta Stafford Burnet County Clerk
By Christy Simpson at 3:20 pm, Mar 12 2026

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF BURNET *

Date: March 11, 2026
Deed of Trust:

Date: February 1, 2024
Grantor: Kyle Jason Lawson and Nyomi Lee Bean, 4911 CR 206, Lampasas, TX 76550
Beneficiary: AWJB, LLC
Recorded under Clerks Document Number 202401603, Official Public Records, Burnet County, Texas.
Property: Lot Five (5) in Cardinal Trail Subdivision, Burnet County, Texas, according to the map or plat thereof recorded in Clerk's Document Number 202308476, Deed and Plat Records of Burnet County, Texas SAVE AND EXCEPT 0.021 acres donated by Kyle Jason Lawson and Nyomi Lee Bean to the Cardinal Trail Subdivision.

Date of Sale: April 7, 2026
Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.
Place of sale of Property: Burnet County Courthouse, Burnet, Texas
220 South Pierce Street, Burnet, Texas 78611
Designated Area: The East Side of the Burnet County Courthouse and more particularly described above, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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

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

Julissa Govea-Lopez

Substitute Trustee – Julissa Govea-Lopez,
Matthew Banks, Austin Crabill, or Rachel Krenek

For more information:

P.O. Box 1249
San Marcos, Texas 78667
512-396-5115