

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BURNET County

Deed of Trust Dated: June 15, 2022

Amount: \$420,000.00

Grantor(s): ANDREW LEMASTER

Original Mortgagee: SPROUT MORTGAGE, LLC, A LIMITED LIABILITY COMPANY

Current Mortgagee: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-8 TRUST

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 202209399

Legal Description: BEING THE SURFACE RIGHTS ONLY IN AND TO AN APPROXIMATE 3.51 ACRE TRACT OF LAND AND BEING A PORTION LOT NO. ELEVEN A (11A) AND LOT NO. ELEVEN B (11B), HI-RIDGE TRAILS SUBDIVISION NO. TWO (2), A SUBDIVISION LOCATED IN THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE 44, ALSO REFERENCED IN CABINET 1, SLIDE 94-D, PLAT RECORDS OF BURNET COUNTY, TEXAS, AND A PORTION OF LOT NO. TEN A-1 (10A-1), REPLAT OF PART OF TRACTS 9A, 9B, 10A AND 10B, HI-RIDGE TRAILS SUBDIVISION NO. TWO (2), A SUBDIVISION LOCATED IN THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 151-A, PLAT RECORDS OF BURNET COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: August 5, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

MICHELLE JONES OR ANGELA ZAVALA, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, VIOLET NUNEZ, DANIEL MCQUADE, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, C JASON SPENCE, RICHARD ZAVALA JR. OR SHARLET WATTS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

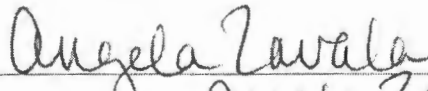
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-000426



Printed Name: Angela Zavala
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"

Being the surface rights only in and to an approximate 3.51 acre tract of land and being a portion Lot No. Eleven A (11A) and Lot No. Eleven B (11B), Hi-Ridge Trails Subdivision No. Two (2), a subdivision located in the City of Marble Falls, Burnet County, Texas, as shown on plat recorded in Volume 3, Page 44, also referenced in Cabinet 1, Slide 94-D, Plat Records of Burnet County, Texas, and a portion of Lot No. Ten A-1 (10A-1), replat of part of tracts 9A, 9B, 10A and 10B, Hi-Ridge Trails Subdivision No. Two (2), a subdivision located in the City of Marble Falls, Burnet County, Texas, as shown on plat recorded in Cabinet 2, Slide 151-A, Plat Records of Burnet County, Texas, being more fully described by metes and bounds below.

Exhibit 'A'

STATE OF TEXAS:
COUNTY OF BURNET:
CITY OF MARBLE FALLS:

FIELD NOTES of a 3.51 acre tract of land out of the Logan Vandivier Survey No. 205, Abstract No. 927, in Burnet County, Texas, consisting of a northeasterly remainder of Lot No. 10A-1, of a Replat of Lot Nos. 9A, 9B, 10A and 10B, Hi-Ridge Trails No. 2, a Burnet County subdivision according to the plat recorded in Cabinet 2, Slide 151A, of the Plat Records of Burnet County, Texas, and being the same tract of land described in a deed to Les D. Bowles, et ux, as recorded in Volume 1175, Page 950 of the Official Public Records of Burnet County, Texas, and being the remaining portion of Lot No. 11A and all of Lot No. 11B of Hi-Ridge Trails No. 2, a Burnet County subdivision according to the plat recorded in Volume 3, Page 44 of the Plat Records of Burnet County, Texas, being the remaining portion of those same tracts of land described in a deed to Les D. Bowles, et ux, as recorded in Volume 558, Page 783 of the Official Public Records of Burnet County, Texas; said 3.51 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found, for an angle point in the north line hereof, being the common north corner of said Lot No. 10A-1 and Lot No. 11B, and lying in the southerly line of Timber Ridge Drive (unimproved), from which a 1/4-inch iron rod found, for the common south corner of said Lot No. 10A-1 and Lot No. 11B bears S 44°14'00" E [Basis of Bearings], a distance of 637.54 feet;

THENCE N 39°48'34" E [N 39°50" E], with the north line of said Lot No. 11B and the southerly line of said Timber Ridge Drive, a distance of 228.68 feet [228.7'], to a 1/4-inch iron rod found, for the northeast corner hereof, and being the common north corner of said Lot No. 11B and Lot No. 12B of said Hi-Ridge Trails No. 2, from which a 1/4-inch iron rod found bears N 39°31'00" E, a distance of 95.62 feet;

THENCE S 32°32'12" E [S 32°27" E], with the common line of said Lot Nos. 11B and 12B, for the east line hereof, passing at a distance of 317.75 feet, to a 1/4-inch iron rod found, for the common corner of said Lot Nos. 11A, 11B, 12B and Lot No. 12A of said Hi-Ridge Trails No. 2, continuing, with the common line of said Lot Nos. 11A and 12A, a total distance of 684.94 feet, to a 1/4-inch iron rod found, for the southeast corner hereof and lying in the northerly right-of-way line of Morman Mill's Road, as described in Volume 1164, Page 183 and Volume 1187, Page 126 of the Official Public Records of Burnet County, Texas;

THENCE, with the northerly right-of-way line of Morman Mill Roads, for the south line hereof, the following four (4) calls:

1. S 44°33'08" W, a distance of 7.15 feet, to a 1/4-inch iron rod found, for an angle point hereof,
2. S 51°57'48" W, a distance of 74.93 feet, to a 1/4-inch iron rod found, for an angle point hereof,
3. S 38°18'44" W, a distance of 6.98 feet, to a 1/4-inch iron rod found, for the common south corner of said Lot Nos. 10A-1 and 11A, and
4. S 56°15'28" W, a distance of 77.71 feet, to a 1/4-inch iron rod found, for the southwest corner hereof, the southwest corner of said northeasterly remainder of Lot No. 10A-1 and the southeast corner of the remainder of Lot 10A-1, as described in a deed to Michael Pilley, et ux, as recorded in Volume 1164, Page 183 of the Official Public Records of Burnet County, Texas, from which a 1/4-inch iron rod found bears S 56°15'28" W, a distance of 33.85 feet;

THENCE N 44°39'40" W [N 44°47'50" W], with the south line of said northeasterly remainder of Lot No. 10A-1, for the west line hereof, a distance of 548.82 feet, to a 1/4-inch iron rod found, for the northwest corner of said northeasterly remainder of Lot No. 10A-1, the northeast corner of said Pilley Tract and lying in the southerly line of Timber Ridge Drive, for the northwest corner hereof, from which a 1/4-inch iron rod found, bears S 63°40'12" W, a distance of 84.79 feet;

THENCE N 63°40'12" E [N 63°32" E], with the north line of said Lot No. 10A-1 and the southerly line of Timber Ridge Drive, a distance of 84.81 feet, to the Point of Beginning and containing 3.51 acres of land, more or less.

POSTED

**Vicinta Stafford
Burnet County Clerk**

By Courtney Gage at 9:17am, Jun 18, 2025