

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: September 30, 2024

Substitute Trustee: John G. Lione, Jr.  
The Fowler Law Firm  
312 West University Ave.  
Georgetown, Texas 78626

Filed this 15 day of Oct 2024  
9:49 AM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Sandra Guerra Deputy  
**Sandra Guerra**

Beneficiary: Mark S. Hanley  
105 Galaxy Street  
Lakeway, Texas 78734

**Note:** Dated March 1, 2022 in the original amount of Forty Thousand and 00/100 (\$40,000.00) Dollars. Property was subject to prior lien which was secured by a Deed of Trust from Kent Riddle to Dennis P. Shwartz. Trustee for BMC Mortgage Services recorded in the Caldwell County Real Property Records on October 25, 2007 as Document No. 075386 and refinanced and secured by a Subsequent Deed of Trust dated on or about August 25, 2022 and recorded in Document No. 2022-006758.

**Deed of Trust:**

Date: March 1, 2022  
Grantor: Kent A. Riddle  
1203 Magnolia Street  
Lockhart, Texas 78644

Beneficiary: Mark S. Hanley

Recording information: Deed of Trust dated March 1, 2022 and filed for record on June 5, 2023 in Document No. 2023-003297, Official Public Records of Caldwell County, Texas.

Property: LOT 3, BLOCK H THE MEADOWS AT CLEAR FORK, SECTON 1, CITY OF LOCKHART, CALDWELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDE 27, PLAT RECORDS OF CALDWELL COUNTY, TEXAS. MORE COMMONLY KNOWN AS 1614 PRICKLY PEAR STREET, LOCKHART, TEXAS 78644.

County: Caldwell County, Texas

Substitute Trustee: John G. Lione, Jr.

Substitute Trustee's Address: 312 West University Ave.  
Georgetown, Texas 78626

Date of Sale (first Tuesday of month): November 5, 2024

Time of Sale: 10:00 a.m. & 1:00 p.m.

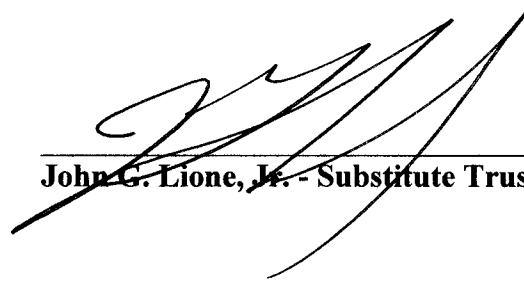
Place of Sale: Outside the front entrance of the Caldwell County Justice Center, 1703 S. Colorado Street, Lockhart, TX 78644. Designated by Caldwell County where foreclosure sales are to take place.

Beneficiary under the Deed of Trust has appointed John G. Lione, Jr. as Substitute Trustee and has instructed Substitute Trustee to offer the Property for sale toward satisfaction of the note.

**ACTIVE MILITARY SERVICE 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.**

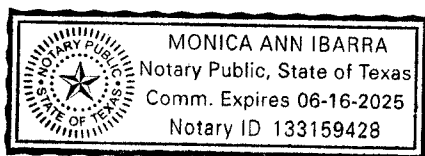
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

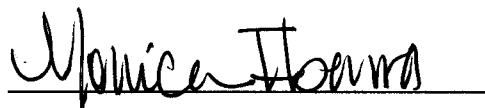
  
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John G. Lione, Jr. - Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF Williamson §

This Notice of Trustee's Sale was acknowledged before me on 2nd day of Oct., 2024, by John G. Lione, Jr.- Substitute Trustee.



  
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Monica Ibarra

AFTER RECORDING RETURN TO:  
The Fowler Law Firm  
8310 N. Capital of Texas Hwy., Ste. 150  
Austin, Texas 78731

Notary Public, State of Texas  
PREPARED BY:  
The Fowler Law Firm  
8310 N. Capital of Texas Hwy., Ste. 150  
Austin, Texas 78731