

JAN 08 2025

Justin D. Dutton  
COUNTY CLERK, CORYELL CO., TEXAS

**Notice of Substitute Trustee's Sale**

**Date:** January 7, 2025

**Substitute Trustee:** W. RANDY HARRELL, or ERIC STOEBNER, or KAREN VILLANUEVA

**Substitute Trustee's Address:** c/o Harrell, Stoebner & Villanueva, P.C.  
Attorneys at Law  
2106 Bird Creek Drive  
Temple, Texas 76502

**Mortgagee (Beneficiary/Lender):** HAAK BELL LLC, a Texas limited liability company

**Note:** Note dated September 23, 2024 in the amount of \$80,000.00

**Deed of Trust**

**Date:** September 23, 2024

**Grantor:** TEXAS CASITAS, LLC, a Texas limited liability company

**Mortgagee (Beneficiary/Lender):** HAAK BELL LLC, a Texas limited liability company.

**Recording information:** The above referenced Deed of Trust is recorded under Instrument Number 378638, Official Public Records of Coryell County, Texas.

**Property:**

Lot 1 in Block 3 of Sun Set Estates, Phase I, an addition to the City of Copperas Cove, Coryell County, Texas, according to the plat of record in Volume 5, Page 29, now filed in Cabinet A, Slide 264 of the Plat Records of Coryell County, Texas, which property is commonly known as 644 Hilltop Dr., Copperas Cove, Texas.

**County:** Coryell

**Date of Sale (first Tuesday of the month):** Tuesday, February 4, 2025

**Earliest Time of Sale:** One o'clock p.m. (1:00)

**Place of Sale:** The north door of the Coryell County Courthouse located at 620 East Main Street, Gatesville, Texas 76528, being the location designated by the Commissioner's Court for such sales.

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.

Mortgagee has appointed W. RANDY HARRELL, or ERIC STOEBNER, or KAREN VILLANUEVA, as Substitute Trustee (s) under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

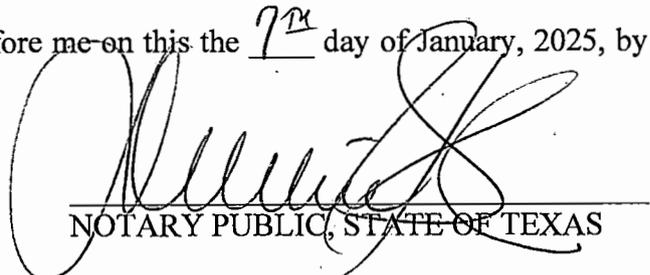
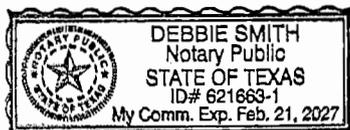
Notice is given that on the Date of Sale, Substitute Trustee(s) will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Earliest Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



ERIC STOEBNER  
2106 BIRD CREEK DRIVE, TEMPLE, TEXAS  
76502

STATE OF TEXAS           §  
COUNTY OF BELL       §

This instrument was acknowledged before me on this the 7<sup>th</sup> day of January, 2025, by ERIC STOEBNER.



NOTARY PUBLIC, STATE OF TEXAS