

Notice of Trustee's Sale

Date: December 5, 2022
Trustee: Stewart R. Pate
Lender: ACGP I, LLC dba SOLUNA LAND

Filed this 6th day of Dec 20 22
1:45 P.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra

Note: Real Estate Lien Note dated 4/4/2009, in the original principal amount of \$44,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/4/2009, executed by Rudy Villarreal & Mary Elsa Villarreal to Stewart R. Pate, Trustee for the benefit of lender, covering the Property and recorded in Document Number 092406 of the Official Public Records of Caldwell County, Texas

Property: Lot 2, Block E, Forister Ranch, Sec. 1, Caldwell County, Texas

Date of Sale (first Tuesday of month): January 3, 2023

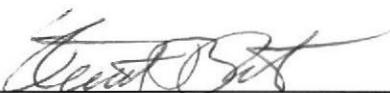
Time of Sale: 10:00 a.m. to 1:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Caldwell County, Texas for conducting public foreclosure sales at the Caldwell County Justice Center, 1703 S. Colorado St., Lockhart, Texas 78644.

Lender has duly appointed Stewart R. Pate as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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.

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.



Stewart R. Pate