

Filed this 13th day of April 2026

11:00 AM

TERESA RODRIGUEZ

COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Yolanda Hernandez Deputy

NOTICE OF FORECLOSURE SALE ("SUBSTITUTE TRUSTEE'S" SALE) Yolanda Hernandez

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.

DATE OF NOTICE: April 10, 2026

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: July 18, 2025

GRANTOR: Amado Paz and Maria Guadalupe Paz

TRUSTEE: Charles H. Newman

LENDER: Leona Street Ventures, LLC, a Texas Limited Liability Company

CURRENT HOLDER: Leona Street Ventures, LLC, a Texas Limited Liability Company

RECORDED IN: Deed of Trust is recorded under Instrument Number 2025-005451 of the real property records of Caldwell County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

BEING THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH AN EASEMENT, SITUATED IN CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

(MORE COMMONLY KNOWN AS: 154 CARACARA LANE, DALE, TEXAS 78616)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Amado Paz and Maria Guadalupe Paz, securing the payment of the indebtedness in the original principal amount of \$300,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** Leona Street Ventures, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: May 5, 2026

TIME: The earliest time the sale will begin is 1:00 P.M., but not later than three (3) hours after such time

PLACE: *OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, LOCATED AT 1703 S. COLORADO STREET, LOCKHART, TEXAS 78644 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.*

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Leona Street Ventures, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Leona Street Ventures, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Leona Street Ventures, LLC's, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms

of Sale described above, the Deed of Trust, and applicable Texas law. If Leona Street Ventures, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Leona Street Ventures, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Leona Street Ventures, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Leona Street Ventures, LLC. Contact information for DIA Servicing, LLC, may be found below:

DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229

Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com

Renfro Law, PLLC

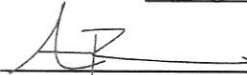


By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Amado Paz
Maria Guadalupe Paz
154 Caracara Lane
Dale, Texas 78616

DATE SENT: APRIL 10, 2026
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589 0710 5270 26879839 49

BY:  _____

I HEREBY CERTIFY THAT ON APRIL 10, 2026, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

EXHIBIT "A"

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Dorothy Benton Survey A-40 and being also all of a tract of land designated as First Parcel Exhibit "B" called One Acre and conveyed to Sarah M. Robertson by deed recorded in Instrument #2024-005760 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped ½" iron pin set stamped Hinkle Surveyors in the SW corner of the above mentioned One Acre tract and in the East line of a tract of land designated as Tract II Exhibit "C" called 10.005 acres and conveyed to Sarah M. Robertson as recorded in the said Instrument #2024-005760 and in the East line of a 60' Wide Right of way as recorded in Volume 511 Page 661 of the Deed Records of Caldwell County, Texas and in the NW corner of Tract III Exhibit "B" Second Parcel called One Acre in the said Instrument #2024-005760 for the SW corner this tract and from which point a, capped ½" iron pin set at a 2 ½" iron pipe fence post found used for basis of bearing (NAD83 SPCTXSC ZONE 4204 N:13882788.58 E: 2411998.65 LAT:29°54'52.895" LON:97°36'00.101") bears S 10°49'44" E 744.41 feet and S 79°08'04 W 60.00 feet and from the said capped ½" iron pin set a 6" treated fence corner post found used for basis of bearing (NAD83 SPC TXSC ZONE 4204 N:3884127.26 E:2411742.59 LAT:29°55'06.176" LON:97°36'02.828") bears N 10°49'44" W 1362.95 feet.

THENCE N.10°49'44" W with the West line of the said First Parcel and the East line of the said 10.005 acre tract and the East line of the said 60' Wide Right of Way **218.36 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS in the NW corner of the said First Parcel and an ell corner of the said 10.005 acre tract for the NW corner this tract.

THENCE N 83°17'16" E with the North line of the said First Parcel and a South line of the said 10.005 acre tract **200.00 feet** to a capped ½" Iron pin set stamped HINKLE SURVEYORS in the North line of a tract of land designated as Tract I called 15.276 acres in the said Instrument #2024-005760 for the NE corner this tract.

THENCE S 10°49'44" E with the East line of the said First Parcel and the West line of the residue 15.276 acre tract **218.36 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS in the SE corner of the said First Parcel and the NE corner of the above mentioned Second Parcel for the SE corner this tract.

THENCE S 83°17'16" W with the South line of the said First Parcel and the North line of the said Second Parcel 200.00 feet to the place of beginning containing 1.000 acres of land more or less.