

### NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
LOT 4, BLOCK C, OF SUNSET OAKS SECTION V PHASE 1A SUBDIVISION, A SUBDIVISION IN CALDWELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2023-002293, OF THE MAP AND/OR PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 28, 2024 and recorded on May 8, 2024 as Instrument Number 2024-003630 in the real property records of CALDWELL County, Texas, which contains a power of sale.

Sale Information: June 02, 2026, at 11:00 AM, or not later than three hours thereafter, at the main entrance of the new Caldwell County Judicial Center located at 1703 S. Colorado Street, Lockhart, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DERREL EUGENE WALTERS JR secures the repayment of a Note dated March 28, 2024 in the amount of \$282,773.00. CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB, whose address is c/o Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB, 1177 West Loop SouthSuite 700, Houston, TX 77027, is the current mortgagee of the Deed of Trust and Note and Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Filed this 2<sup>nd</sup> day of April 2026  
9:50 AM  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Reyna Mijares Deputy  
Reyna Mijares



Substitute Trustee(s): Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Taylor Grantham, Jennyfer Sakiewicz, Deanna Ray, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George


**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.**

**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.**



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Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
Jake Troye, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024



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Substitute Trustee(s): Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Cary Corenblum, Joshua Sanders, Aleena Litton, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Taylor Grantham, Jennyfer Sakiewicz, Deanna Ray, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

I, Taylor Grantham, declare under penalty of perjury that on the 2nd day of April, 2021, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CALDWELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).