

Filed this 11th day of June 2026

11:40 A M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Rama Miguez Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 8th, 2026

Trustee: RAY M. SCHNEIDER

Mortgagee: SUNBELT ESTATES L.L.C.

Note: ONE HUNDRED THIRTY-THREE THOUSAND AND NO/100 DOLLARS (\$133,000.00)

Deed of Trust

Date: DECEMBER 12, 2016

Grantor: CESAR M. FRANCO-HERNANDEZ & ESMERALDA M. FRANCO

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 2017-001467 and a Transfer of Lien being subsequently filed under County Clerks' File No. 2017-000718

Property: 12.17 ACRES - LYTTON SPRINGS II

County: CALDWELL

Trustee's/Substitute Trustee's Name: RAY M. SCHNEIDER / DEBRA SNYDER

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): JULY 7, 2026

Time of Sale: The sale shall begin no earlier than 12:00 PM or no later than three hours thereafter.

Place of Sale: 1703 S. COLORADO ST., LOCKHART, TX 78644, or as designated by the County Commissioners' Court

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee and Sunbelt Estates L.L.C. has appointed DEBRA SNYDER as Trustee under the Deed of Trust.

Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

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 Sale will begin at the Time of Sale or not later than three hours thereafter.


DEBRA SNYDER, Trustee

ACKNOWLEDGMENT

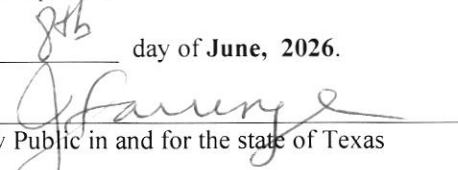
THE STATE OF TEXAS

COUNTY OF HARRIS:

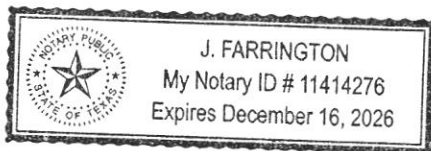
Before me the undersigned authority, on this day appeared **DEBRA SNYDER, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 8th day of **June, 2026**.

My commission Expires: 12/16/2026


Notary Public in and for the state of Texas

Notary's Printed name: J. Farrington



MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099
TEXAS REGISTERED SURVEYING FIRM F-10024000

FIELD NOTES FOR A 12.17 ACRE TRACT OF LAND

BEING A 12.17 ACRE TRACT OF LAND OUT OF THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 34, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 421.890 ACRE TRACT RECORDED IN DOCUMENT NO. 2016-000677, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, SAID 12.17 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod set with red "Matkin-Hoover Eng. & Survey" plastic cap in the southwest right-of-way line of F.M. 1854 at a southeast corner of the herein described tract;

- (1) **Thence, S 67° 31' 38" W**, departing the southwest right-of-way line of F.M. 1854, severing the called 421.890 acre tract, a distance of **991.95'** to a 1/2" iron rod found for angle at an interior corner of the called 421.890 acre tract, the north corner of a called 36.1' wide former road easement recorded in Volume 320, Page 685, Official Public Records of Caldwell County, Texas;
- (2) **Thence, S 43° 42' 16" W**, with the southeast boundary line of the called 421.890 acre tract, the northwest line of the called 36.1' wide former road easement, and a portion of the northwest boundary line of a called 107.11 acre tract recorded in Volume 240, Page 257, Official Public Records of Caldwell County, Texas, a distance of **1682.30'** to a 1/2" iron rod set with red "Matkin-Hoover Eng. & Survey" plastic cap for corner, said point bears N 43° 42' 16" E, 3545.50' from a 1/2" iron rod found at the southwest corner of the called 421.890 acre tract;
- (3) **Thence**, departing the northwest boundary line of the called 107.11 acre tract, the southeast boundary line of the called 421.890 acre tract, severing the called 421.890 acre tract, the following courses and distances:
 - a. **N 46° 17' 44" W, 376.38'** to a 1/2" iron rod set with red "Matkin-Hoover Eng. & Survey" plastic cap for corner;
 - b. **N 43° 42' 16" E, 1042.75'** to a 1/2" iron rod set with red "Matkin-Hoover Eng. & Survey" plastic cap for corner;
 - c. **S 46° 13' 12" E, 155.30'** to a 1/2" iron rod set with red "Matkin-Hoover Eng. & Survey" plastic cap for interior corner;
 - d. **N 58° 26' 37" E, 672.42'** to a 1/2" iron rod set with red "Matkin-Hoover Eng. & Survey" plastic cap for angle;
 - e. **N 67° 31' 38" E, 1005.57'** to a 1/2" iron rod set with red "Matkin-Hoover Eng. & Survey" plastic cap for corner in the southwest right-of-way line of F.M. 1854, said point bears S 18° 57' 19"

E, 125.82' from a found TxDot type 1 concrete marker at the end of a curve to the right;

- (4) **Thence, S 18° 57' 19" E**, with the southwest right-of-way line of F.M. 1854, **a distance of 50.09'** (S 18° 57' 19" E, Record) to the **POINT OF BEGINNING** and containing **12.17 acres** of land, more or less.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.



Jeff Boerner Date: 03-04-2016
RPLS #4939
Job #16-4009 12.17 ACRES