

Filed this 11th day of June 2026
11:40 AM
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By [Signature] Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 8th, 2026

Trustee: BEAU S. KING

Mortgagee: SUNBELT ESTATES L.L.C.

Note: ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00)

Deed of Trust

Date: SEPTEMBER 14, 2021

Grantor: MARIA EUGENIA RAMIREZ LEYVA & MARIA DIANA MORENO RAMIREZ

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 2021-006846

Property: Lot 1 Blk A in Caldwell County of El DORADO a recorded subdivision in Caldwell County, Texas in Plat Cabinet D and Slide 22 of the Record in the Plat Records of Caldwell County, Texas.

County: CALDWELL

Trustee's/Substitute Trustee's Name: BEAU S. KING / 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 12:00PM 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

BEAU S. KING is Trustee under the Deed of Trust/Mortgagee 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

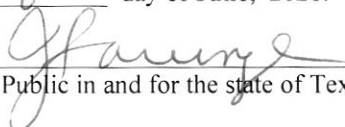
THE STATE OF TEXAS

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

