

filed this 11th day of June 2026

11:40 AM

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 8th, 2026

Trustee: RAY M. SCHNEIDER

Mortgagee: SUNBELT ESTATES L.L.C.

Note: SIXTY-TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS
(\$62,900.00)

Deed of Trust

Date: FEBRUARY 20, 2017

Grantor: EDGAR ZAVALETA-UGARTE

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 2017-002105 and a Transfer of Lien being subsequently
filed under County Clerks File no. 2017-002487

Property: Lot 15 DALE OAKS, a subdivision in Caldwell County, Texas,
according to the map or plat thereof, recorded under county clerks file number 2016-
003953, in Plat Records Cabinet C Slide 42, of Caldwell County, Texas.

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 12:00PM 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

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 20th 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

