

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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.

**DEED OF TRUST INFORMATION:**

Date: December 1, 2020  
Grantor(s): IVAN ARTURO DE LOERA AND DANIELA DELGADO, HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC.  
Original Principal: \$392,755.00  
Recording Information: 2020-006901  
Property County: Caldwell  
Property: See Exhibit A  
Property Address: 1038 Chamberlin Road  
Dale, TX 78616

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: NewRez LLC  
Mortgage Servicer: Shellpoint Mortgage Servicing  
Mortgage Servicer: 75 Beattie Place  
Address: Greenville, SC 29601

**SALE INFORMATION:**

Date of Sale: July 7, 2026  
Time of Sale: 11:00 AM or within three hours thereafter.  
Place of Sale: Caldwell County Justice Center, 1703 S. Colorado St, Lockhart, TX 78644 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Auction.com, LLC, and Padgett Law Group, any to act  
Substitute Trustee Address: 546 Silicon Dr., Suite 103, Southlake, TX 76092

Filed this 7 day of May 20 26  
8:30 AM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Sandra Guerra Deputy

PLG File Number: 25-011702-3

Sandra Guerra

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

6. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

*Jones*

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

My name is Angela Zavala, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on May 7, 2026, I filed at the office of the Caldwell County Clerk to be posted at the Caldwell County courthouse this notice of sale.

Angela Zavala

Declarant's Name: Angela Zavala

Date: May 7, 2026

Padgett Law Group  
546 Silicon Dr., Suite 103, Southlake, TX 76092  
(850) 422-2520

WITNESS MY HAND this 7th day of May, 2026.

Angela Zavala

**EXHIBIT "A"**  
**1038 CHAMBERLIN RD.**  
**15.001 ACRES**

**STATE OF TEXAS**  
**COUNTY OF CALDWELL**

Being 15.001 acres of land situated partly in the Joseph Burleson, Sr. Survey, Section 13, Abstract 3 and partly in the Isaac Allen Survey, Abstract 29, in Caldwell County, Texas, being that same tract of land described in a deed dated March 14, 1992 to Charles Angelini, Jr., in Volume 71, Page 502, Official Public Records of Caldwell County, Texas. Said 15.001 acre tract of land was surveyed by Texas Land Surveyors on, November 20, 2020 and is more particularly described as follows;

**Beginning** at a 5/8" iron rod found (for record information please refer to map of survey made this day to accompany this metes and bounds) on the northeast right-of-way line of Chamberlin Rd. (A/K/A County Road No. 167), for the most southerly west corner of said 15.000 acre tract and this tract of land;

**Thence** along or near a wire fence line with the northwest boundary line of said 15.000 acre tract and this tract of land, North 42°51'31" East for a distance of 457.03 feet, to a 3/8" iron rod found for an interior angle point of said 15.000 acre tract and this tract of land;

**Thence** along or near a wire fence line with the southwest boundary line of said 15.000 acre tract and this tract of land, North 47°08'01" West for a distance of 258.35 feet, to a 1/2" iron rod found for an exterior angle point of said 15.000 acre tract and this tract of land;

**Thence** along or near a wire fence line with the northwest boundary line of said 15.000 acre tract and this tract of land, North 42°41'28" East for a distance of 347.84 feet to the centerline of Haggai Creek, from which a 1/2" iron rod found for a reference point, bears, South 42°41'28" West, 14.40 feet;

**Thence** along the centerline of said Haggai Creek with the northeast boundary line of said 15.000 acre tract and this tract of land the following twelve (12) calls;

1. South 21°45'52" East for a distance of 91.76 feet to an angle point;
2. South 61°48'05" East for a distance of 78.70 feet to an angle point;
3. South 49°50'51" East for a distance of 69.97 feet to an angle point;
4. North 78°58'37" East for a distance of 102.44 feet to an angle point;
5. North 79°56'31" East for a distance of 106.17 feet to an angle point;
6. North 47°28'52" East for a distance of 184.02 feet to an angle point;
7. South 36°42'51" East for a distance of 62.73 feet to an angle point;
8. South 01°29'17" West for a distance of 172.50 feet to an angle point;
9. South 35°44'25" East for a distance of 102.09 feet to an angle point;
10. South 25°16'03" East for a distance of 111.32 feet to an angle point;
11. South 00°18'44" East for a distance of 40.53 feet to an angle point;
12. South 34°27'09" East for a distance of 76.55 feet to the east corner of said 15.000 acre tract and this tract of land, from which a wood fence post found for a reference point, bears, South 42°51'39" West a distance of 28.00 feet;

**Thence** along or near a wire fence line with the southeast boundary line of said 15.000 acre tract and this tract of land, South 42°51'39" West for a distance of 846.64 feet, to a 5/8" iron rod found on the northeast right-of-way line of said Chamberlin Rd., same being the south corner of said 15.000 acre tract and this tract of land;

**Thence** along or near a wire fence line with the northeast right-of-way line of said Chamberlin Rd., same being the southwest boundary line of said 15.000 acre tract and this tract of land, North 51°25'24" West for a distance of 591.91 feet to the **Point of Beginning**.

**BEARING BASIS** – Bearings, Distances and coordinates shown hereon are grid and are based on The Texas Coordinate System, South Central Zone, NAD83.

**NOTE:** There is a map of survey on 11" x 17" paper, this day drafted to accompany this metes and bounds description.

I, R.P. Shelley, do hereby certify that this Metes and Bounds Description reflects the results of an on-the ground survey conducted by personnel working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.

Job #20-183