

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 23, 2025

Trustee: RAY . SCHNEIDER

Mortgagee: SUNBELT ESTATES L.L.C.

Note: SIXTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
(\$61,500.00)

Deed of Trust

Date: OCTOBER 25, 2016

Grantor: JOSE JUAN MORADO ZURITA

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 2016-006240 and a Transfer of Lien being subsequently
filed under County Clerks' File number 2016-000031

Property: LT 11 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 . SCHNEIDER / DEBRA SNYDER

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

Date of Sale (first Tuesday of month): AUGUST 5, 2025

Time of Sale: The sale shall begin no earlier than 1:00 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

Filed this 23rd day of June 2025
12:57 P.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Yolanda Hernandez Deputy
Yolanda Hernandez

RAY . SCHNEIDER 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

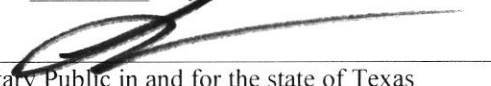
THE STATE OF TEXAS

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 23 day of **June, 2025**.

My commission Expires: 03/29/2026


Notary Public in and for the state of Texas

Notary's Printed name: Stanisse Blackburn

DALEOAK-15

