

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 13, 2026

Filed this 13 day of Jan 2026
1:49 M

DEED OF TRUST:

Date: May 5, 2023

Grantor: AILEEN SCARLETTE GARCIA

Beneficiary: ROCKY ROAD RANCH SUBDIVISION LLC

Trustee: MARCELA FOOTE

Substitute Trustee: ROBERT E. BLACK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 2024-003683, Real Property Records, Caldwell County, Texas.

PROPERTY:

Lot 09 in the ROCKY ROAD RANCH SUBDIVISION, A SUBDIVISION IN CALDWELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CALDWELL COUNTY DEED RECORDS OTHERWISE DESCRIBED AS 24.90 ACRES IN THE LEWIS L JOSEPH SURVEY, ABSTRACT NO. 164, RECORDED IN THE OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS.

NOTE SECURED BY DEED OF TRUST:

Date: May 5, 2023

Original Principal Amount: \$123,500.00

Holder: ROCKY ROAD RANCH SUBDIVISION LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00

p.m.): 3rd day of February, 2026.

PLACE OF SALE OF PROPERTY:

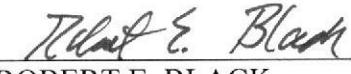
County Courthouse of Caldwell County, Lockhart, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.


ROBERT E. BLACK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964