

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: August 6, 2025

Substitute Trustee: Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Deanna Ray Martin

Mortgagee: Texas Rural Capital, LLC

Mortgagee's Address: PO Box 670747, Dallas, TX 75367

Note: Note dated April 25, 2019, in the amount of \$68,400.00

Deed of Trust:

Date: April 25, 2019

Grantor: Yesica Cedillo Contreras

Mortgagee: Texas Mortgage Capital Corporation, a Texas Corporation NMLS #353784

Recording Information: As recorded in Document No. 2019-001939 and subsequently transferred to Texas Rural Capital, LLC under Document No. 2019-003300 both Filed in the official public record of Caldwell County, Texas.

Property (including any improvements): Lot 4, Block C, Rancho Linda Vista Phase 2 Subdivision, A subdivision in Caldwell County, Texas, according to the plat recorded in Cabinet C, Slide 132 of the plat records of Caldwell County, Texas.

County: CALDWELL

Date of Sale: (first Tuesday of month) Sept 2, 2025

Time of Sale: 1pm-4pm

Place of Sale: OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, LOCATED AT 1703 S. COLORADO ST., LOCKHART, TEXAS 78644

Filed this 12 day of Aug 2025
10:31 AM

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

Sandra Guerra

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

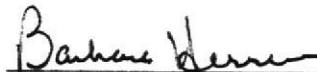
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Deanna Ray

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on September 2, 2025 between One o'clock pm and Four o'clock pm and beginning not earlier than 1:00 pm or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

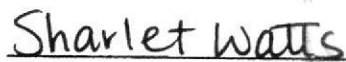


Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

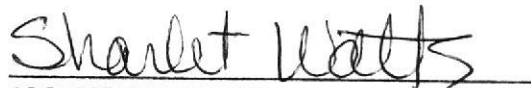
CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED AUG 12 2025



NAME



AS SUBSTITUTE TRUSTEE