

NOTICE OF TRUSTEE'S SALE

DATE: August 2, 2025

DEED OF TRUST

Date: February 28, 2024

Grantor: RUBEN LOPEZ MARTINEZ

Beneficiary: SAGADA DOS LLC

Trustee: ROBERT E. BLACK

Recorded in: Document No. 2024-001484 and corrected in Document No. 2024-002984, Real Property Records, Caldwell County, Texas.

Filed this 7th day of Aug 2025
4:25 P M

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

PROPERTY:

Lot 4-B, SAGADA DOS SUBDIVISION PHASE II, a subdivision in Caldwell County, Texas, according to the map or plat thereof recorded in Volume D, Page 182, Plat Records of Caldwell County, Texas. Locally known as 225 Aguila Drive, Lockhart, Texas 78644.

NOTE SECURED BY DEED OF TRUST:

Date: February 28, 2024

Original Principal Amount: \$188,000.00

Holder: SAGADA DOS LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00 P.M.): 2nd day of September, 2025.

PLACE OF SALE OF PROPERTY (including county):

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 10:00 A.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, 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.



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