

NOTICE OF TRUSTEE'S SALE

Date: July 7, 2023

Trustee: John Malone

Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Elaine Yearwood, Savage Legacy, LLC

Note:

Date: January 1, 2021

Principal Amount: \$ 163,653.22

Borrower: Lenora M. Ramos and Juan Carlos Orgado, Jr.

Mortgagee: Elaine Yearwood, Savage Legacy, LLC

Deed of Trust:

Date: January 1, 2021

Grantor: Lenora M. Ramos and Juan Carlos Orgado, Jr.

Mortgagee: Elaine Yearwood, Savage Legacy, LLC

Recording Information: Instrument #2021-008548 in the Official Public Records of Caldwell County, Texas

Property: All of a certain tract or parcel of land called 8.773 acres being part of the Sampson Connell Survey A-63 as described in Volume 507, Pages 327, Real Property Records, Caldwell County, Texas and more commonly known as 220 Sunkist, Lockhart, Caldwell County, Texas 78644.

County: Caldwell

Date of Sale: August 1, 2023

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: Outside main entrance of Caldwell County Justice Center, 1703 South Colorado Street, Lockhart, Texas

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.

John Malone is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Filed this 11th day of July 2023
11:28 AM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Lydia Alexander Deputy

Lydia Alexander

John Malone
JOHN MALONE, TRUSTEE (254) 772-3722