

Filed this 3<sup>rd</sup> day of Aug. 2020  
12:45 P.M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Kathleen Keenan Deputy

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein. **Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

#### Deed of Trust:

Date: January 2, 2020  
Grantor(s): Maria Angelica Navarro  
Recorded In: Document No. 2020-000046, Caldwell County, Texas

Property: **Lot 6, Block A, Alexander Acres, as shown on the map or plat thereof recorded in the Plat Records of Caldwell County, Texas, in Document No. 2019005050**

Lender: Texas Veterans Properties, LLC ("TVP")

#### Property to Be Sold:

Residential property described in "Exhibit A" attached hereto and made a part hereof; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

#### **Information regarding the public sale to be held:**

Substitute Trustee: Noel Stout, Substitute Trustee

Appointed by written instrument dated June 23, 2020 and recorded or to be recorded in the Official Public Records of Caldwell County, Texas.

Date of Sale: September 1, 2020, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m.

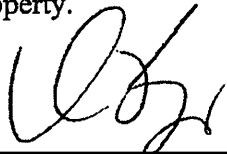
Place of Sale: Outside the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado St., Lockhart, Texas 78644.

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, TVP, appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Filed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
M \_\_\_\_\_  
TERRA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
BY \_\_\_\_\_

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor TVP make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



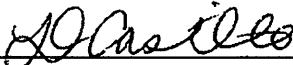
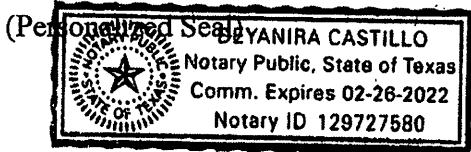
\_\_\_\_\_  
Noel Stout, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on July 28<sup>th</sup>, 2020 by Noel Stout, in his capacity as Substitute Trustee

  
\_\_\_\_\_  
Notary Public, in and for the State of Texas

**Exhibit A**

Lot 6, Block A, Alexander Acres, as shown on the map or plat thereof recorded in the Plat Records of Caldwell County, Texas, in Document No. 2019005050