


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

On June 24, 2015, Robert L. Sparks, Jr. and Brenda K. Sparks signed a Real Estate Lien Note for \$155,949.00, payable to the order of Texas Mortgage Capital Corporation, which is secured by Deed of Trust of record in Document #2015-004936, Official Public Records of Caldwell County, Texas, against the following property:

LOT 11, WESTRIDGE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, SLIDE 146, PLAT RECORDS, CALDWELL COUNTY, TEXAS. FORMERLY KNOWN AS 110 WESTVIEW LANE, MARTINDALE, TX 78655.

The Note has been accelerated to maturity by reason of a default in the payment thereof, and the Owner of the Note has instructed the Substitute Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Substitute Trustee, hereby gives notice that he, as such Substitute Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 2<sup>nd</sup> day of July, 2024, that being the first Tuesday of said month, at public auction to the highest bidder for cash outside of the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado St., Lockhart, Texas 78644. Such sale will occur, at the earliest, at 10:00 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: June 10, 2024.

  
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Albert J. Heinrich, Jr.  
Substitute Trustee  
3532 Bee Cave Road, Suite 202  
Austin, Texas 78746  
(512) 322-9550  
FAX (512) 322-9675

Filed this 10<sup>th</sup> day of June 2024  
1:47 p M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Reyna Mijares Deputy  
Reyna Mijares

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