

23TX577-0055
614 HAZELNUT DRIVE, DALE, TX 78616

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 4, BLOCK G, FORISTER RANCH SECTION 4, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET C, SLIDE 55, PLAT RECORDS, CALDWELL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated November 30, 2021 and recorded on December 3, 2021 as Instrument Number 2021-008821 in the real property records of CALDWELL County, Texas, which contains a power of sale.

Sale Information: September 05, 2023, at 1:00 PM, or not later than three hours thereafter, at the main entrance of the new Caldwell County Judicial Center located at 1703 S. Colorado Street, Lockhart, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.


Obligation Secured: The Deed of Trust executed by LUZ A. CRUZ GONZALEZ, ANGELA MARIE CRUZ MORALES AND REBECCA MORALES secures the repayment of a Note dated November 30, 2021 in the amount of \$319,113.00. AMCAP MORTGAGE, LTD, whose address is c/o AmCap Mortgage, LTD, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and AmCap Mortgage, LTD is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

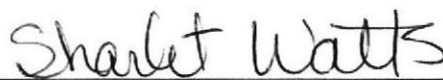
Filed this 10th day of July 2023
9:32 A.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
BY Yolanda Hernandez Deputy
Yolanda Hernandez

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, ~~Matthew Hansen~~, Thomas Gilbraith, C Jason Spence, Sharlet Watts, Angela Zavala, Michelle Jones, ~~Richard Zavala, Jr.~~, Jennyfer Sakiewicz, Deanna Ray, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sharlet Watts, declare under penalty of perjury that on the 10th day of July, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CALDWELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).