

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: February 21, 2023
Grantor(s): Jose De Jesus Maldonado Mota
Recorded In: Document No. 2023-001252, Caldwell County, Texas

Property: Lot 13, Block A, LOCKHART ACRES, according to the map or plat thereof, recorded in Plat Cabinet D, Slide 104, Plat Records, Caldwell County, Texas (the "Property").

Lender: Janson 21 Lockhart Aces, LLC, an individual protected series of Janson 21 LLC

Property to Be Sold:

Property described above; 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 in Document No. 2024-009614 Caldwell County, Texas.

Date of Sale: February 4, 2025, being the first Tuesday in said month.

Time of Sale: The sale will begin at 1:00 PM or not later than three hours after that time.

Place of Sale: Caldwell County, Texas at the following location: Outside the main entrance of the new Caldwell County justice center, located at 1703 S. Colorado Street, Lockhart, Texas 78644 or as designated by the county commissioner's office or as designated by the county commissioner's

Filed this 8th day of Jan. 2025
3:59 P M

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

Default has occurred in the payment of the indebtedness evidenced by the Deed of Trust. Because of such default, Janson 21, Lockhart Acres, LLC, an individual protected series of Janson 21, LLC ("Janson"), appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

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 Janson 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 §

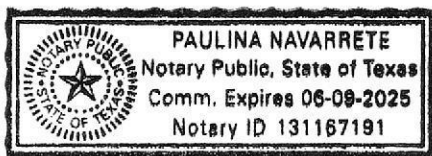
COUNTY OF TRAVIS §

This instrument was acknowledged before me on January 8, 2025, by Noel Stout, in his capacity as Substitute Trustee

(Personalized Seal)



Notary Public, in and for the State of Texas



FILED AND RECORDED

Instrument Number: 2025-000311 SUBSTITUTE TRUSTEE SALE

Filing and Recording Date: 01/08/2025 03:59:30 PM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.