

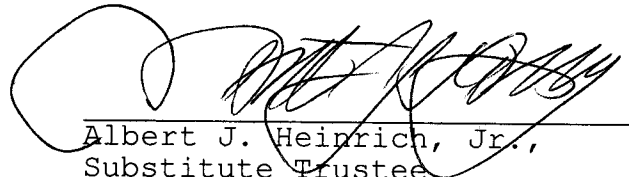
NOTICE OF TRUSTEE'S SALE

On May 15, 2018, Roberto Tizol and Nataly Granados signed a Real Estate Lien Note for \$150,000.00, payable to the order of Bruno De La Cruz and Eva Ahani De La Cruz, which is secured by Deed of Trust of record in Document #2018-002667, Official Public Records of Caldwell County, Texas, against the following property:

Lot 22, Niederwald Estates, Caldwell County, Texas, according to the map or plat of record in Plat Cabinet A, Slide 63, of the Plat Records of Caldwell County, Texas, and ratified in Volume 485 at Page 101 of the Deed Records of Travis County, Texas.

The Note has been accelerated to maturity by reason of the failure of the makers to pay ad valorem taxes on the property, and the Owner of the Note has instructed the 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 Trustee, hereby gives notice that he, as such Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 1st day of October, 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: September 10, 2024.



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 day of Sept 2024
10:26 AM

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

Sandra Guerra