

FILED FOR RECORD
at 9:00 o'clock A.M.

SEP 12 2023

Ricardo Alvarado
COUNTY & DISTRICT CLERK, KINNEY CO.
Deputy

Notice of Trustee's Sale

Date: September 7, 2023

Trustee/Substitute Trustee: Renata Castro or Jane Whaley

Trustee/Substitute Trustee's Address: 1301 S. Capital of Texas Highway, Suite A234, Austin, Texas 78746

Lender: Hwy 90 Sycamore Ranch, LP

Note: Real Estate Lien Note ("Note") in the original principal amount of \$63,500.00, executed by Angel Cedillo ("Borrower") and payable to the order of Lender

Deed of Trust

Date: August 7, 2020

Grantor: Angel Cedillo

Lender: Hwy 90 Sycamore Ranch, LP

Recording information: Instrument No. 00000075203 of the real property records of Kinney County, Texas

Property: Lot 205, containing 10.05 acres of land, Unit II, Sycamore Ranch Subdivision, according to the plat thereof recorded in Volume 2, Page 54 of the Plat Records of Kinney County, Texas together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

County: Kinney County, Texas

Date of Sale (first Tuesday of month): October 3, 2023

Time of Sale: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 12:00 P.M.**

Place of Sale: Front courthouse door of the Kinney County Courthouse, facing James Street, located at 501 South Ann Street, Bracketville, Texas 78832

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.

Gary Glick is Trustee under the Deed of Trust. Lender has appointed Renata Castro and Jane Whaley as Trustees under the Deed of Trust. Lender has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

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 LENDER OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Trustee – Renata Castro