

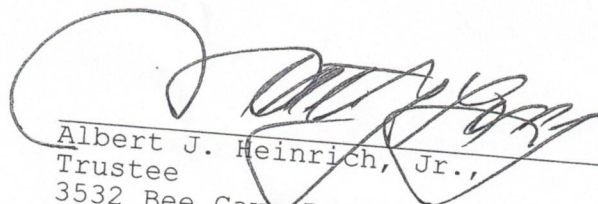
NOTICE OF TRUSTEE'S SALE

On April 18, 2025, Juan Escobar Garcia and Bianca Lynn Vasquez signed a Real Estate Lien Note for \$111,500.00, payable to the order of SAVHF LLC, which is secured by Deed of Trust of record in Document #19475, Volume 457, Page 172, Official Public Records of Falls County, Texas, against the following property:

Lot Three (3) and the West one-half of Lot Four (4), in Block Three (3) of the E. M. Eddins Addition to the City of Marlin, Falls County, Texas, and being described by metes and bounds as follows: Beginning at a point in the North line of Capps Street, 99 feet East of the intersection of said North line of Capps Street with the East line of Eddins Street, said point being the Southeast corner of a lot heretofore conveyed by E. M. Eddins and wife, to Mrs. Cory Mae Tankersley, by deed of record in Volume 101, page 228, of the Falls County Deed Records; Thence with the North line of Capps Street East 74-1/4 feet to stake for corner; Thence North 150 feet to the South line of a 15 foot alley; Thence West 74-1/4 feet to the Northeast corner of said lot heretofore conveyed to said Mrs. Tankersley for the Northwest corner of this lot; Thence South with the East line of said lot heretofore conveyed to said Mrs. Tankersley 150 feet to the place of beginning.

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 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 September, 2026, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the Falls County Courthouse, 125 Bridge Street, Marlin, Texas 76661, designated by the Commissioner's Court of such County, or in that Area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code. 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: July 20, 2026.


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

FILED
At 11:41 o'clock AM

JUL 20 2026

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS

BY  DEPUTY