

POSTED

**Vicinta Stafford
Burnet County Clerk**

By Savanna Gregg at 11:15 am, Jul 13 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 10, 2026

DEED OF TRUST:

Date: February 27, 2023

Grantor: IVONNE MELISSA PEREZ DIAZ, predecessor in interest to ERIKA HINOJOSA and LUBISAEAL DE LA CRUZ

Grantor's County: BURNET

Beneficiary: AVALON SECURED INCOME FUND LLC, successor in interest to CR 460 PROPERTY, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK and ABSTRACTS TRUSTEE OF TEXAS, LLC

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 202301894, Real Property Records, Burnet County, Texas.

PROPERTY:

Lot 17, DAHLIA ESTATES, PHASE FOUR, a subdivision in Burnet County, Texas, according to the map or plat thereof recorded in Document No. 202211826, Official Public Records of Burnet County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: February 27, 2023

Original Principal Amount: \$162,500.00

Holder: AVALON SECURED INCOME FUND LLC, successor in interest to CR 460 PROPERTY, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4th day of August, 2026.

PLACE OF SALE OF PROPERTY:

County Courthouse of Burnet County, Burnet, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.

Abstracts Trustee of Texas, LLC

By: Susan Mills
Susan Mills, Authorized Signer
2499 S. Capital of Texas Hwy., Ste. A-205
Austin, Texas 78746
(512) 477-1964

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**Vicinta Stafford
Burnet County Clerk**

By Savanna Gregg at 11:16 am, Jul 13 2026