

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS       §**

**COUNTY OF CALDWELL   §**

Date: April 5, 2023

Deed of Trust:

Date: February 21, 2017

Grantor: O. B. Marshall and Carol Marshall, PO Box 390, Luling, Texas 78648

Beneficiary: PODCO LLC, 208 Oak Drive, Friendswood, Texas 77546

Recorded under clerk's file number 2017-000860, Official Public Records, Caldwell County, Texas.

Property: Lot 1, Washburn Acres, according to the map or plat thereof, recorded in Cabinet C, Slide 56, Plat Records, Caldwell County, Texas.

Date of Sale: May 2, 2023

Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

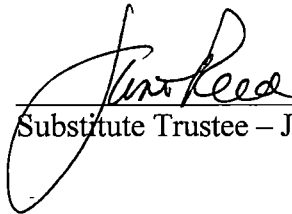
Place of sale of Property: Caldwell County Justice Center, Lockhart Texas.

1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644

Designated Area: Outside the main entrance of the Caldwell County Justice Center or any other place as designated by the Caldwell County Commissioner's Court.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Janet Reed or Michael Price

For more information:

P.O. Box 1295

San Marcos, Texas 78667-1295

512-484-4502

Filed this 5<sup>th</sup> day of April 2023

11:03 AM

**TERESA RODRIGUEZ**  
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Reyna Mijares Deputy

**Reyna Mijares**