

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: November 11, 2021

Deed of Trust:

Date: August 5, 2019

Grantor: Karl Long and Mayra Long

Beneficiary: Fortress Ranch Investments Ltd.

Recorded in: Clerk's Document Number 2019-004239, Official Public Records, Caldwell County, Texas.

Property: Being 47.23 acres, more or less, of land out of the Nicholas Kelly Survey, A-165, Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" in a Deed of Trust filed of record in Clerk's Document Number 2019-004239 in the Official Public Records of Caldwell County, Texas.

Date of Sale: December 7, 2021


Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 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 and more particularly described above or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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 - Zach Potts or Dean Murphy or Gordon Murphy or Tyler Williams or Lindsey Meyer

For more information:

**P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115**

Filed this 12th day of NOV. 2021
9:22 a.m.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Veronica Salinas Deputy

Veronica Salinas

Filed this _____ day of _____ 20____
M
TERESA RODRIGUEZ
COUNTY CLERK - CALDWELL COUNTY, TEXAS
By _____ Deputy

Victoria Salinas

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: November 11, 2021

Deed of Trust:

Date: November 9, 2010

Grantor: Richard Roberts and Marleen Roberts, 1606 Loneman Mountain Road, Wimberley, Texas 78676 (Hays County)

Beneficiary: QC Joint Venture, P.O. Box 1249, San Marcos, Texas 78667 (Hays County)

Recorded in: Volume 635, Page 292, Official Public Records, Caldwell County, Texas.

Property: Being 13.525 acres, more or less, of land out of the James George Survey, A-9, Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" in a Deed of Trust filed of record in Volume 635, Page 292, Official Public Records of Caldwell County, Texas.

Date of Sale: December 7, 2021

Time of Sale: The earliest time at which the sale will occur is 10:00am and no later than 1:00pm.

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 and more particularly described above or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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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 – Zachary Potts or Dean
Murphy or Gordon Murphy or Lindsey Meyer

For more information:

P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115

Filed this 12th day of NOV 2021
1:22 AM
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Veronica Salinas Deputy

Veronica Salinas