

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS       \***

**COUNTY OF CALDWELL     \***

**Date: November 9, 2023**

**Deed of Trust:**

**Date: March 29, 2017**

**Grantor: Jose Angel Delgado and Maria Delgado, 6200 East FM 20, Lockhart, Texas 78644**

**Beneficiary: Green Oaks Joint Venture**

**Recorded under Clerks Document Number 2017-002173, Official Public Records, Caldwell County, Texas.**

**Property: Being a 15.33 acre tract or parcel of land known as Tract B located in the William H. Killeen Survey, A-167 in Caldwell County, Texas and being more particularly described in Exhibit A attached to Deed of Trust recorded in Clerk's Document #2017-002173, Caldwell County, Texas.**

**Transfer of Lien:**

**Date: May 22, 2023**

**Transferor: Green Oaks Joint Venture**

**Transferee: Newgen ATX, Inc.**

**Recorded under Clerk's Document Number 2023-003130, Official Public Records, Caldwell County, Texas.**

**Date of Sale: December 5, 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, 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 matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**



**Substitute Trustee – Gordon Murphy, Timothy Murphy, Dean Murphy, or Lindsey Meyer**

**For more information:**

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

Filed this 13<sup>th</sup> day of Nov 2023  
12:34 P.M.

**TERESA RODRIGUEZ**

**COUNTY CLERK, CALDWELL COUNTY, TEXAS**

By Sandra Guerra Deputy

**Sandra Guerra**