

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: November 9, 2023

Deed of Trust:

Date: June 28, 2013

Grantor: Larry Zabel, Jr. and Estela Wanless, 3405 FM 1185, Lockhart, Texas 78644

Beneficiary: Bridgestone Ranch Ltd.

Recorded under Clerks Document Number 133862, Official Public Records, Caldwell County, Texas.

Property: Lots Sixteen (16) AND Seventeen (17), Bridgestone Ranch, a subdivision in Caldwell County, Texas, according to map or plat recorded in Plat Cabinet B, Slide 141, Deed and Plat Records of Caldwell County, Texas.

Assumption Warranty Deed:

Date: October 12, 2016

Grantor: Larry Zabel, Jr. and Estela Wanless

Grantee: Larry Zabel, Jr., Estela Wanless and Fernando Florenzo Samaniego

Recorded under Clerk's Document Number 2016-005292, 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 13th day of Nov 2023
12:31 P M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra