

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS       \***

**COUNTY OF CALDWELL       \***

**Date: March 7, 2024**

**Deed of Trust:**

**Date: June 28, 2019**

**Grantor: Dan Seehasen, Deceased, and Jennifer Seehasen, 161 FM 1209 #A, Cedar Creek, Texas 78612**

**Beneficiary: South Austin Investments, LLC**

**Recorded under Clerks Document Number 2019-003574, Official Public Records, Caldwell County, Texas.**

**Property: Being a 1.05 acre tract or parcel of land known as Tract 8, located in the Gideon Pace Survey, A-230 in Caldwell County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached to the Deed of Trust recorded in Clerk's Document #2019-003574**

**Date of Sale: April 2, 2024**

**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 7th day of Mar, 2024  
9:45 AM  
By Lydia Alexander Deputy  
TERESA RODRIGUEZ  
COUNTY CLERK OF CALDWELL COUNTY, TEXAS  
Lydia Alexander