

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: February 8, 2024

Deed of Trust:

Date: November 10, 2023

Grantor: Celestino Hernandez Terrazas and Alma Cristina Terrazas Munoz, 1415 Barth Road, Dale, Texas 78616

Beneficiary: Fortress Ranch Investments Ltd.

Recorded under Clerks Document Number 2023-007473, Official Public Records, Caldwell County, Texas.

Property: Lot Twelve (12) in Oakmont Estates Subdivision, Caldwell County, Texas, according to the map or plat thereof recorded in Clerk's Document Number 2022-002954, Deed and Plat Records of Caldwell County, Texas.

Date of Sale: March 5, 2024


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

For more information:

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

Filed this 9th day of Feb 2024
9:35 AM
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Lydia Alexander Deputy
Lydia Alexander