

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: August 8, 2024

Deed of Trust:

Date: April 25, 2020

Grantor: Iris Diaz Hernandez and Ezequiel Alonso Cruz, 3466 FM 671, Luling, Texas 78648

Beneficiary: Fortress Ranch Investments Ltd.

Recorded under Clerks Document Number 2020-002314, Official Public Records, Caldwell County, Texas.

Property: Being an 11.68 acre tract or parcel of land known as Tract 1 and being a part of the N. Reavill Survey, A-248 in Caldwell County, Texas and being more particularly described in Exhibit A attached to Deed of Trust recorded in Clerk's Document #2020-002314, Caldwell County, Texas.

Date of Sale: September 3, 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 matters 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, Tyler Williams,
Dean Murphy, or Julissa Govea-Lopez**

For more information:

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

Filed this 12 day of Aug 2024
9:28AM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra