

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: February 5, 2025

Deed of Trust:

Date: October 27, 2023

Grantor: Jose Felix Garcia Sanchez, 16022 Muerer Lane B2, Del Valle, Texas 78617

Beneficiary: Fortress Ranch Investments Ltd.

Recorded under Clerks Document Number 2023-007149, Official Public Records, Caldwell County, Texas.

Property: Being a 11.91 acre tract or parcel of land known as Tract J and being a part of the R. Davidson Survey, A-96 in Caldwell County, Texas and being more particularly described in Exhibit A attached to Deed of Trust recorded in Clerk's Document #2023-007149, Caldwell County, Texas.

Date of Sale: March 4, 2025

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 – Dean Murphy, Timothy
Murphy, Gordon Murphy, or Julissa Govea-Lopez**

For more information:

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

Filed this 10 day of Feb 2025
3:43 P.M.

**TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS**

By  Deputy

Sandra Guerra