

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: March 9, 2020

Deed of Trust:

Date: December 28, 2018

Grantor: Kesia Avila and Rudy Chapa

Beneficiary: Fortress Ranch Investments Ltd.

Recorded in: Clerk's Document Number 2019-000054, Official Public Records,
Caldwell County, Texas.

Property: Being 10.002 acres, more or less, of land out of the John H. Folley Survey, A-107, Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #2019-000054 of the Caldwell County Deed Records.

Date of Sale: April 7, 2020

Time of Sale: The earliest time at which the sale will occur is 10:00am and no later than 1:00pm.


Place of sale of Property: Caldwell County Justice Center, Lockhart Texas

1703 S. Colorado Street, Lockhart, Caldwell County, 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 – Zach Potts or James Nelson
or Tyler Williams or Dean Murphy**

For more information:

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

Filed this 9th day of March 2020
8:55 A.M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Lutrena Reema Deputy

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: March 9, 2020

Deed of Trust:

Date: September 19, 2016

Grantor: Johnnathen Alexander McClelland and Sarah Katherine Neptune

Beneficiary: Leissner Ranch Joint Venture

Recorded in: Clerk's Document Number 2016-005079, Official Public Records, Caldwell County, Texas.

Property: Being a 14.017 acre tract or parcel of land known as Tract D and being a part of the Nichols Kelly Survey, A-168, 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 Number 2016-005079, Official Public Records, Caldwell County, Texas.

Date of Sale: April 7, 2020

Time of Sale: The earliest time at which the sale will occur is 10:00am and no later than 1:00pm.

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**Substitute Trustee – Zach Potts or James Nelson
or Tyler Williams or Bart Galle or Dean Murphy**

For more information:

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

Filed this 9th day of March 2020
8:59 A. M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Terena Roena Deputy

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: March 9, 2020

Deed of Trust:

Date: May 30, 2007

Grantor: Robert James Crider and Rosemary Kay Crider

Beneficiary: Stephanie Lynn Potts (Custodian), for the benefit of Benjamin Elliot Potts (a minor), as established under the Uniform Gifts to Minors Act (UGMA)

Recorded in: Volume 500, Page 83, Official Public Records, Caldwell County, Texas.

Property: Being tract 2 of Mockingbird Hill Subdivision, a recorded subdivision of Caldwell County, Texas, according to map or plat shown in Plat Cabinet B, Slide 40 Official Plat Records of Caldwell County, Texas.

Date of Sale: April 7, 2020

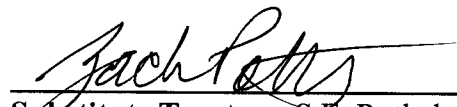
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**Substitute Trustee – S.E. Rutledge or Zach Potts
or Jason Roberts**

For more information:

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

Filed this 9th day of March 2020
9:01 A.M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Katrina Roegner Deputy