

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: April 9, 2021

Deed of Trust:

Date: March 12, 2020

Grantor: Victor Trevino, 717 South Brazos Street, Lockhart, Texas 78644 (Caldwell County)

Beneficiary: Esher Ltd., P.O. Box 1249, San Marcos, Texas 78667 (Hays County)

Recorded in: Clerk's Document Number 2020-001635, Official Public Records, Caldwell County, Texas.

Transfer of Lien:

Date: January 11, 2021

Transferor: Esher Ltd., P.O. Box 1249, San Marcos, Texas 78667 (Hays County)

Transferee: Justin Billodeau, 121 Chancery Court, Austin, Texas 78737 (Travis County)

Recorded in: Clerk's Document #2021-002493, Official Public Records, Caldwell County, Texas.

Property: Lot Seventeen (17) in Churchill Ranch Subdivision, Caldwell County, Texas, according to the map or plat thereof recorded as Clerk's Document #2020-000838, Deed and Plat Records of Caldwell County, Texas.

Date of Sale: May 4, 2021

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

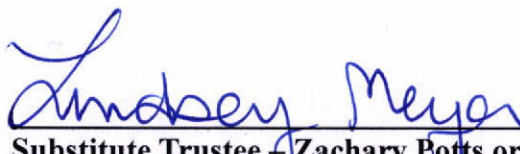
Place of sale of Property: Caldwell County Justice Center, Lockhart Texas

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.

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 - Zachary Potts or Dean
Murphy or Gordon Murphy or Lindsey Meyer

For more information:

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

Filed this 12th day of April 20 21
9:07 AM

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

Sandra Guerra

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: April 9, 2021

Deed of Trust:

Date: August 5, 2019

Grantor: Karl Long and Mayra Long

Beneficiary: Fortress Ranch Investments Ltd.

Recorded in: Clerk's Document Number 2019-004239, Official Public Records, Caldwell County, Texas.

Property: Being 47.23 acres, more or less, of land out of the Nicholas Kelly Survey, A-165, Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" in a Deed of Trust filed of record in Clerk's Document Number 2019-004239 in the Official Public Records of Caldwell County, Texas.

Date of Sale: May 4, 2021

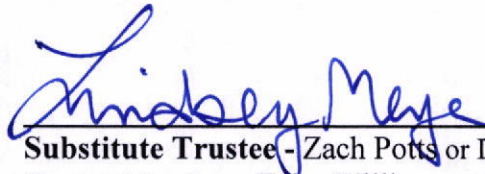
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Caldwell County Justice Center, Lockhart Texas.
1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644

Designated Area: Outside the main entrance of the Caldwell County Justice Center and more particularly described above.

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 Dean Murphy or Gordon Murphy or Tyler Williams or Lindsey Meyer

For more information:

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

Filed this 12th day of April 20 21
9:16 AM

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

By Sandra Guerra Deputy

Sandra Guerra