

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: January 11, 2023

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: February 7, 2023

Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. and no later than 3:00 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 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 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 11th day of Jan 2023
3:34 P M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy
Reyna Mijares