

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS      §**

**COUNTY OF CALDWELL    §**

Date: December 4, 2023

Deed of Trust:

Date: August 23, 2021

Grantor: Danny Yu, 1225 Town Center Drive #805, Pflugerville, TX 78660

Beneficiary: Ross Realty Advisors Inc, a Texas corporation, PO Box 1295, San Marcos, Texas 78667

Recorded under clerk's file number 2022-000581, Official Public Records, Caldwell County, Texas.

Property: Being 16.772 acres, more or less, of land out of the Michael Gillan Survey, A-10 Caldwell County, Texas and being more particularly described by metes and bounds in Exhibit "A" in a Deed of Trust filed under Clerk's Document Number 2021-006240 Official Public Records of Caldwell County, Texas.

Date of Sale: January 2, 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, Caldwell County, Texas 78644

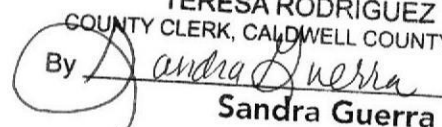
Designated Area: Outside the main entrance of the Caldwell County Justice Center or any other place as designated by the Caldwell County Commissioner's Court.

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.

  
Trustee - Michael Price

For more information:  
P.O. Box 1295  
San Marcos, Texas 78667-1295  
512-484-4502

Filed this 6 day of Dec. 2023  
3:29 P.M.  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By  Deputy  
Sandra Guerra