

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: November 28, 2022

Deed of Trust:

Date: November 21, 2007

Grantor: Stella Duran Morales and joined by her husband, Jose Jorge Morales
1010 Fiesta Street, Austin, Texas 78702

Beneficiary: Frosty Bill Inc. a Texas corporation, P.O. Box 1295, San Marcos, Texas 78667-1295

Recorded under clerk's file number 103692, Official Public Records, Caldwell County, Texas.

Property: Being 10.10 acres of land out of the Pablo Martinez League, Abstract 181, and being more particularly described by metes and bounds in Exhibit A in a Deed of Trust filed in Volume 608, Page 837, Official Public Records of Real Property of Caldwell County, Texas.

Date of Sale: January 3, 2023

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, 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.



Substitute Trustee – Janet Reed

For more information:

P.O. Box 1295

San Marcos, Texas 78667-1295

512-484-4502

Filed this 9th day of Dec 20, 22
11:12 AM

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

Sandra Guerra