

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: February 9, 2023

Deed of Trust:

Date: November 9, 2010

Grantor: Richard Roberts and Marleen Roberts, 1670 Loneman Mountain Road, Wimberley, Texas 78676 (Hays County)

Beneficiary: QC Joint Venture, P.O. Box 1249, San Marcos, Texas 78667 (Hays County)

Recorded in: Volume 635, Page 292, Official Public Records, Caldwell County, Texas.

Property: Being 13.525 acres, more or less, of land out of the James George Survey, A-9, Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" in a Deed of Trust filed of record in Volume 635, Page 292, Official Public Records of Caldwell County, Texas.

Date of Sale: March 7, 2023

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 – 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 10th day of Feb 20 23
11:37 A.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy

Sandra Guerra