

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS \*

COUNTY OF CALDWELL \*

**Date:** August 10, 2023

**Deed of Trust:**

**Date:** July 28, 2022

**Grantor:** Celestino Hernandez Terrazas and Alma Cristina Terrazas Munoz

**Beneficiary:** Fortress Ranch Investments Ltd.

**Recorded under Clerks Document Number 2022-006526, Official Public Records, Caldwell County, Texas.**

**Property:** Lot Twelve (12) in Oakmont Estates Subdivision, Caldwell County, Texas, according to the map or plat thereof recorded in Clerk's Document Number 2022-002954, Deed and Plat Records of Caldwell County, Texas.

**Date of Sale:** September 5, 2023

**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, 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.**



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**Substitute Trustee – Gordon Murphy,  
Dean Murphy, or Lindsey Meyer**

**For more information:**

**P.O. Box 1249**

**San Marcos, Texas 78667**

**512-396-5115**

Filed this 14<sup>th</sup> day of Aug 20 23  
10:33 AM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy  
**Sandra Guerra**