

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: October 10, 2023

Deed of Trust:

Date: August 6, 2019

Grantor: Marco Antonio Olvera Mancilla and Gina Segura, 395 Tierra Verde Run, Dale, Texas 78616

Beneficiary: Ronald Osegueda

Recorded under Clerks Document Number 2019-003990, Official Public Records, Caldwell County, Texas.

Property: Lot One (1), Pecan Meadows, a subdivision in Caldwell County, Texas, according to map or plat recorded in Plat Cabinet A, Slide 57, Deed and Plat Records of Caldwell County, Texas.

Date of Sale: November 7, 2023

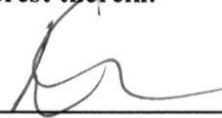
Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Caldwell County Justice Center, Lockhart, Texas
1703 S. Colorado Street, Lockhart, 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 matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



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

For more information:

**P.O. Box 1249
San Marcos, Texas 78667
512-396-5115**

Filed this 12th day of Oct 2023
9:18 A M
TERESA M. FIGUEROA
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Lydia Alexander Deputy

Lydia Alexander