

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS \*

COUNTY OF CALDWELL \*

Date: June 6, 2024

**Deed of Trust:**

Date: May 30, 2007

Grantor: Robert James Crider and Rosemary Kay Crider, 6859 NE Vinings Way #715, Hillsboro, Oregon 97124

Beneficiary: Benjamin Elliot Potts

Recorded under Volume 500, Page 83, Official Public Records, Caldwell County, Texas.

Property: Lot Two (2) of Mockingbird Hill Subdivision, a subdivision in Caldwell County, Texas, according to map or plat recorded in Plat Cabinet B, Slide 40, Deed and Plat Records of Caldwell County, Texas.

**Date of Sale:** July 2, 2024

**Time of Sale:** The earliest time at which the sale will occur is 12:00 p.m. and no later than 3:00 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 10<sup>th</sup> day of June 20 24  
8:45 A M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Reyna Mijares Deputy  
Reyna Mijares