

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THE STATE OF TEXAS            }**

**COUNTY OF CALDWELL         }**

Date: October 25, 2024

Deed of Trust:

Date: March 30, 2017

Grantor: Donald Lynn Schafer II and Breanne Schafer, P.O. Box 310, Prairie Lea, Texas 78661

Beneficiary: Grigio Partners Ltd., a Texas Limited partnership, PO Box 2252, Wimberley, Texas 78676

Recorded under clerk's document number 2017-002056 Official Public Records, Caldwell County, Texas.

Property: Being a 44.793 acre tract of land in the Nancy Reaville Survey, A-248, and the John Henry Survey, A-12, Caldwell County, Texas and being referred to as attached Exhibit A, in a Deed of Trust recorded under clerk's document number 2017-002056 Official Public Records of Caldwell County, Texas.

Date of Sale: December 3, 2024

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 2:00 p.m.

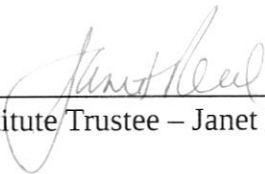
Place of Sale: Caldwell County Justice Center, Lockhart Texas.

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.

  
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Substitute Trustee – Janet Reed

For more information:

P.O. Box 2252  
Wimberley, TX 78676-7152  
512-484-4502

Filed this 28<sup>th</sup> day of Oct 2024  
2:26 P.M.  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Yolanda Hernandez Deputy  
Yolanda Hernandez