

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: December 12, 2024

Deed of Trust:

Date: September 29, 2006

Grantor: Pedro Bueno Jaimes, 125 Mount Sinai, Dale, Texas 78610 (Caldwell County)

Beneficiary: CT Ranch Associates Ltd.

Recorded under Volume 566, Page 879, Official Public Records, Caldwell County, Texas.

Property: Being 10.003 acres, more or less, of land out of the James S. Montgomery Survey, A-185 in Caldwell County, Texas, and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Volume 566, Page 879 of the Caldwell County Deed Records.

Date of Sale: January 7, 2025


Time of Sale: The earliest time at which the sale will occur is 10a.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.

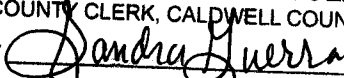
The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.


Substitute Trustee ~~S.E. Rutledge~~, Zach Potts,
Jason Roberts, Janet Reed, or Lisa Murphy,
Substitute Trustee

For more information:

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

Filed this 16th day of Dec 20 24
1:23 P.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By  Deputy

Sandra Guerra