

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: August 8, 2024

Deed of Trust:

Date: October 17, 2012

Grantor: Ronald Harmon

Beneficiary: Windmill Hollow Ltd.

Recorded under Clerks Document Number 125612, Official Public Records, Caldwell County, Texas.

Assumption Warranty Deed:

Date: September 18, 2018

Grantor: Ronald Harmon

Grantee: Francis K. Osei and Kyle M. Hill, 5367 Old Colony Line Road, Lockhart, Texas 78644

Recorded under Clerks Document Number 2018-005745, Official Public Records, Caldwell County, Texas.

Property: Being a 5.00 acre tract or parcel of land known as Tract 3 and being a part of the Edmund Person Survey, A-235 in Caldwell County, Texas and being more particularly described in Exhibit A attached to Deed of Trust recorded in Clerk's Document #125612, Caldwell County, Texas.

Date of Sale: September 3, 2024

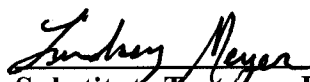
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

**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 matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



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

For more information:

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

Filed this 12 day of Aug, 2024
9:25 AM

**TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS**

By  Deputy

Sandra Guerra