

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *
COUNTY OF FAYETTE *

FILED
APR 12 2024
11:00 AM
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

Date: April 11, 2024

Deed of Trust:

Date: October 4, 2023

Grantor: Federico Villegas Rivas, 2100 Cattlemens Row, Lockhart, Texas 78644

Beneficiary: 4486 W. Old Lockard Rd, LP

Recorded under Clerks Document Number 23-06224, Official Public Records, Fayette County, Texas

Property: Lot 1, Serene Acres, a subdivision in Fayette County, Texas, according to the map or plat of record in Volume 3, Page 335 (Slide 402), of the Plat Records of Fayette County, Texas

Date of Sale: May 7, 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: Fayette County Courthouse, 1420 3rd Street, Floresville, Texas 78114

Designated Area: The location designated by the Commissioner's Court of Fayette County, Texas at the Fayette County Courthouse, bearing the address of 151 N. Washington Street, La Grange, Texas 78945, 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