

FILED this 1 day of Oct 2019
LAURA WALLA II, JAM
County Clerk Blanco County, Texas
By: Munira Keck Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 1, 2019
Note:

Date: March 8, 2007
Maker: Cliff Gardner and wife Kathye Gardner
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$44,010.00

Deed of Trust:

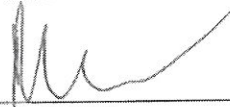
Date: March 8, 2007
Grantor: Cliff Gardner and wife Kathye Gardner
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Clint McKinney
Substitute Trustee: Michele Barnes
Recorded under: Document #072525, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 876, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 1, Page(s) 378-390, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

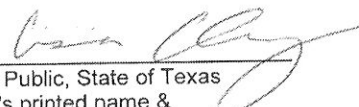
November 5, 2019 same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 1st day of October, 2019 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date:

