

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Filed this 5th day of Feb 2021
8:46 A M

Date: February 5, 2021

Deed of Trust:

Date: April 30, 2020

Grantor: Juan Manuel Medelin, Melissa Musgrove, and Frank Jr. Aguilar

Beneficiary: JZ Realty Ltd.

Recorded in: Clerk's Document Number 2020-002381, Official Public Records, Caldwell County, Texas.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Drenda Howe Deputy

Property: Being Tract 12, a 21.414 acre tract in the John Henry Survey, Number A-12, Caldwell County, Texas, and being more fully described by metes and bound in Exhibit "A" in a Deed of Trust filed of record in Clerk's Document Number 2020-002381 in the Official Public Records of Caldwell County, Texas.

Date of Sale: March 2, 2021

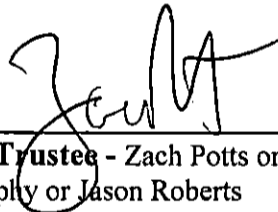
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Caldwell County Justice Center, Lockhart Texas.
1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644

Designated Area: Outside the main entrance of the Caldwell County Justice Center and more particularly described above.

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 tot he 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.



Substitute Trustee - Zach Potts or Dean Murphy or
Gordon Murphy or Jason Roberts

For more information:

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