

**NOTICE OF TRUSTEE'S SALE**

**DATE:** September 15, 2022

Filed this 6 day of Oct. 20 22  
4:55 P M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Sandra Guerra Deputy  
Sandra Guerra

**DEED OF TRUST**

Date: September 1, 2019

Grantor: JANET WEBER, GALEN R. BENNETT and ANDREW LANGGUTH

Beneficiary: DANNY OLIVAREZ and ANDREA OLIVAREZ, successors in interest to  
PRECISE CUSTOM HOMES, INC.

Trustee: ROBERT E. BLACK

Recorded in: Document No. 2019-005571, Real Property Records, Caldwell County,  
Texas

**PROPERTY:**

Being 11.6 acres of land, more or less, out of the G.W. JAMES SURVEY, ABSTRACT  
NO. 156, Caldwell County, Texas, being that same tract of land conveyed to Precise  
Custom Homes, Inc. and described in Warranty Deed recorded in Document No.  
2016006446, and Deed of Trust recorded in Document No. 2019-005571, both in the  
Official Public Records, Caldwell County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** September 1, 2019

**Original Principal Amount:** \$144,000.00

**Holder:** DANNY OLIVAREZ and ANDREA OLIVAREZ

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00  
P.M.):** 1st day of November, 2022

**PLACE OF SALE OF PROPERTY (including county):**

County Justice Court of Caldwell County, 1703 S. Colorado, Lockhart, Texas, at area  
designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 P.M., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**Assert and protect your rights as a member of the armed forces of the United States.**

**If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military services to the sender of this notice immediately.**



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ROBERT E. BLACK  
2499 S. Capital of Texas Hwy., A-205  
Austin, Texas 78746  
512-477-1964  
Attorneyreb@yahoo.com

