

FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE

OCT 12 2023

THE STATE OF TEXAS *
COUNTY OF WILLIAMSON *

Nancy E. Ruster
County Clerk, Williamson Co., TX

Date: October 10, 2023

Deed of Trust:

Date: September 30, 2019

Grantor: Adam Castellon and Allison Ramos-Villela, 1103 West 7th Street, Taylor, Texas 76574

Beneficiary: SJPW Ranch Investments, LLC

Recorded under Clerks Document Number 2019097710, Official Public Records, Williamson County, Texas.

Property: Being a 20.05 acre tract or parcel of land known as Tract B and being a part of the R. Bisset Survey, A-57 and A-58 in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #2019097710 of the Williamson County Deed Records.

Date of Sale: November 7, 2023

Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Williamson County Justice Center

405 Martin Luther King Street, Georgetown, Texas 78626

Designated Area: Outside the northeast lower level door of the Williamson 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 – Timothy Murphy, Gordon Murphy, Dean Murphy, or Lindsey Meyer

For more information:

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