

Filed this 8 day of Aug 2019
11:00 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Laura Walla
County Clerk, Blanco County, Texas

By: [Signature] Deputy

Date: August 5, 2019
Note:

Date: August 18, 2007
Maker: Daniel B. Woerheide and wife Dorothy E. Woerheide
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$26,910.00

Deed of Trust:

Date: August 18, 2007
Grantor: Daniel B. Woerheide and wife Dorothy E. Woerheide
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Clint McKinney
Substitute Trustee: Michele Barnes
Recorded under: Document #073570, 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 813, 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:

September 3, 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.

[Signature]
Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 5th day of August, 2019 by Michele Barnes, Substitute Trustee.

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

