



\*VG-371-2023-1\*

Blanco County  
Laura Walla  
Blanco County Clerk

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Instrument Number: 1

Foreclosure Posting

Recorded On: January 09, 2023 09:55 AM

Number of Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$3.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1  
Receipt Number: 20230109000005  
Recorded Date/Time: January 09, 2023 09:55 AM  
User: Melody E  
Station: cclerk03

**Record and Return To:**

ROCKIN J RANCH LTD



STATE OF TEXAS  
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla  
Blanco County Clerk  
Blanco County, TX

NOTICE OF TRUSTEE'S SALE

Date: January 6, 2023  
Note:

Date: May 17, 2021  
Maker: M2J Builders, LLC  
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Original Principal Amount: \$55,500.00

Deed of Trust:

Date: May 17, 2021  
Grantor: M2J Builders, LLC  
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Trustee: Michele Barnes  
Recorded under: Document #213273, 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 1548, Rockin J Ranch, Phase 6, according to map or plat recorded in Volume 3, Page(s) 72-77, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

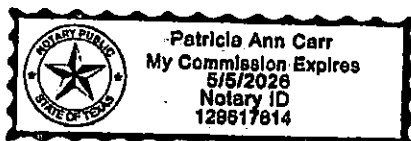
**February 7, 2023**, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State 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 Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Michele Barnes, 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.



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Michele Barnes  
Trustee

THE STATE OF TEXAS     )  
  )  
COUNTY OF COMAL     )

This instrument was acknowledged before me on the 6th day of January, 2023 by Michele Barnes, Trustee.



*Patricia Ann Carr*  
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Notary Public, State of Texas  
Notary's printed name &  
Commission expiration date: