

2024-005

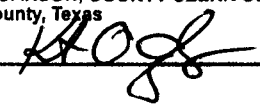
Filed for Record

This, the 12<sup>th</sup> day of Feb 2024  
at 1:10 o'clock P M

**NOTICE OF TRUSTEE'S SALE**

NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas

DEPUTY



THE STATE OF TEXAS \*

COUNTY OF DEWITT \*

**Date: February 8, 2024**

**Deed of Trust:**

**Date: May 9, 2023**

**Grantor: Mark Vargas, P.O. Box 24785, Houston, Texas 77229**

**Beneficiary: Amplify Ranch Investments Ltd.**

**Recorded under Clerks Document Number 144708, Official Public Records, Dewitt County, Texas.**

**Property: Being a 10.67 acre tract or parcel of land known as Tract I and being part of the F. Gonzales Survey, A-233 in Gonzales County, Texas and the F. Gonzales Survey, A-194 in Dewitt County, Texas and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #144708 of the Dewitt County Deed Records.**

**Date of Sale: March 5, 2024**

**Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. and no later than 3:00 p.m.**

**Place of sale of Property: Dewitt County Courthouse, 307 N. Gonzales Street, Cuero, Texas 77954**

**Designated Area: The west door of the Dewitt County Courthouse, bearing the address of 307 N. Gonzales Street, Cuero, Texas 77954, 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**