

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: August 26, 2026

Deed of Trust:

Date: February 11, 2026

Grantor: Jose De Jesus De Anda Guevara, 8009 Tee Drive, Austin, Texas 78747

Beneficiary: The DELI Murphy Family Revocable Trust

Recorded under Clerks Document Number 2026-001223, Official Public Records, Caldwell County, Texas.

Property: Lot Six (6) in Deer Creek Subdivision, Caldwell County, Texas, according to map or plat thereof recorded in Clerk's Document #2024-002864, Deed and Plat Records of Caldwell County, Texas

Date of Sale: October 6, 2026

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Caldwell County Justice Center, Lockhart, Texas
1703 S. Colorado Street, Lockhart, Texas 78644

Designated Area: Outside the main entrance of the Caldwell 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.

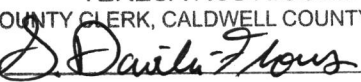
The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



**Substitute Trustee – Julissa Govea-Lopez,
Catherine Strait, Janet Reed, Michael Price**

For more information:

**P.O. Box 2252
Wimberley, Texas 78676
512-484-4502**

Filed this 28 day of Aug 2026
11:14 A M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By  Deputy