

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS \*

COUNTY OF CALDWELL \*

Date: April 9, 2026

Deed of Trust:

Date: September 29, 2023

Grantor: Rony Vasquez Lopez and Ernestina Ramirez Perez, 4619 Borage Drive, Austin, Texas 78744

Beneficiary: Dry Creek Development Joint Venture

Recorded under Clerks Document Number 2023-006359, Official Public Records, Caldwell County, Texas.

Property: Being a 20.00 acre tract of land known as Tract Z and being part of the T. H. Bell Survey, A-55, Caldwell 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 #2023-006359.

Date of Sale: May 5, 2026

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: 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 – Gordon Murphy, Timothy Murphy, Dean Murphy, or Gillian Calley

For more information:

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

Filed this 13<sup>th</sup> day of April 2026  
2:15 p M

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Reyna Mijares Deputy

Reyna Mijares