

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: July 8, 2026

Deed of Trust:

Date: August 27, 2025

Grantor: Dianny Mendoza and Ramiro Samudio, 2750 Cattlemens Row, Lockhart, Texas 78644

Beneficiary: Beatriz M. Perez Revocable Trust

Recorded under Clerks Document Number 2025-006440, Official Public Records, Caldwell County, Texas.

Property: Being a 10.31 acre tract or parcel of land known as Tract 2 and being a part of the J. A. Neill Survey, A-20 in Caldwell County, Texas and being more particularly described in Exhibit A attached to Deed of Trust recorded in Clerk's Document #2025-006440, Caldwell County, Texas.

Date of Sale: August 4, 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 – Dean Murphy, Timothy
Murphy, Gordon Murphy, or Gillian Calley**

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115

Filed this 9th day of July 2026
11:50 A.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy

Sandra Guerra