

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: November 6, 2025

Deed of Trust:

Date: May 20, 2020

Grantor: Laudia Jacobo and Gerardo Martinez, 416 Seals Creek Road, Lockhart, Texas 78644

Beneficiary: South Austin Investments, LLC

Recorded under Clerks Document Number 2020-002664, Official Public Records, Caldwell County, Texas.

Property: Lot Nineteen (19) in Churchill Ranch Subdivision, Caldwell County, Texas, according to map or plat thereof recorded in Clerk's Document #2020-000838, Deed and Plat Records of Caldwell County, Texas

Date of Sale: December 2, 2025

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 10th day of Nov 2025
1:44 PM

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