

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: December 11, 2025

Deed of Trust:

Date: December 5, 2014

Grantor: Hailey Crosswhite and Pedro Santana Benitez

Beneficiary: Stairtown Ltd.

Recorded under Clerk's Document Number 2015-000062, Official Public Records, Caldwell County, Texas.

Assumption Warranty Deed:

Date: July 6, 2020

Grantee: Pedro Santana Benitez, 141 Shetland Trail, Dale, Texas 78616

Recorded under Clerk's Document Number 2020-004410, Official Public Records, Caldwell County, Texas.

Property: Being an 8.198 acre tract or parcel of land known as Tract 41 and being a part of the C.M. Cannon Survey, A-74 in Caldwell County, Texas and being more particularly described in Exhibit A attached to Deed of Trust recorded in Clerk's Document #2015-000062, Caldwell County, Texas.

Date of Sale: January 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.



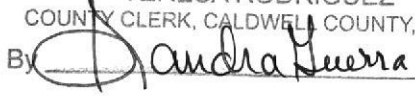
Substitute Trustee – Gordon Murphy, Timothy Murphy, Dean Murphy, or Gillian Calley

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115

Filed this 12th day of Dec 20 25
11:34A M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By  Deputy
Sandra Guerra