

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS \*

COUNTY OF CALDWELL \*

**Date:** April 10, 2025

**Deed of Trust:**

**Date:** September 8, 2023

**Grantor:** Bianey De La Rosa and Jesus Parga, 7132 Walkup Lane, Austin, Texas 78747  
(Travis County)

**Beneficiary:** Tyler Williams 401K Plan

**Recorded under Clerks Document Number 2023-005900, Official Public Records, Caldwell County, Texas.**

**Property:** Lot Six (6) in Meadow View Estates, Caldwell County, Texas, according to map or plat thereof recorded in Cabinet D, Slide 103, Deed and Plat Records of Caldwell County, Texas.

**Date of Sale:** May 6, 2025

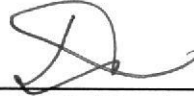
**Time of Sale:** The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

**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 Rachel Krenek

**For more information:**

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

Filed this 14<sup>th</sup> day of April 2025  
8:34 A.M.

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy

Sandra Guerra