

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
COLORADO COUNTY, TEXAS

2026 JAN 12 AM 10:46

KIMBERLY MENKE
COUNTY CLERK DK

THE STATE OF TEXAS §

COUNTY OF COLORADO §

Date: January 9, 2026

Deed of Trust:

Date: August 11, 2025

Grantor: Antoine Cade and Etienna Cade, 2645 Aruba Bend, Katy, Texas 77493

Beneficiary: Steph Ltd.

Recorded in Volume 1103, Page 544, Official Public Records, Colorado County, Texas.

Property: Being a 11.35 acre tract of land known as Tract 47 and being part of the G. H. & H. RR. Co. Survey, A-664, Colorado County, Texas and being more particularly described by metes and bounds in Exhibit "A" filed in Volume 1103, Page 544, of the Official Public Records, Colorado County, Texas.

Date of Sale: February 3, 2026

Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. and no later than 3:00 p.m.

Place of sale of Property: Colorado County Courthouse Annex, 318 Spring Street, Room 103, Columbus, Texas 78934

Designated Area: Colorado County Courthouse Annex, or in any other 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 or Gordon
Murphy or Timothy Murphy or Gillian Calley

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115