

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS       §**

**COUNTY OF CALDWELL   §**

**Date:** December 9, 2022

**Deed of Trust:**

**Date:** January 25, 2021

**Grantor:** Edwin Zavaleta Nieto, 167 Caldwell Road, Dale, Texas 78616

**Beneficiary:** Tres Zorros, LLC, P.O. Box 1249, San Marcos, Texas 78667

**Recorded in:** Clerk's Document Number 2021-000672, Official Public Records, Caldwell County, Texas.

**Transfer of Lien:**

**Date:** May 19, 2021

**Transferred From:** Tres Zorros, LLC

**Transferred To:** Perpetuate Capital Fixed Income Fund I, LP

**Recorded in:** Clerk's Document #2021-003771, Official Public Records, Caldwell County, Texas

**Property:** Being Lot Six (6) in Eloise Estates Subdivision, Caldwell County, Texas, according to the map or plat thereof recorded as Clerk's Document #2020-005693, Deed and Plat Records of Caldwell County, Texas.

**Date of Sale:** January 3, 2023

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

**Place of sale of Property:** Caldwell County Justice Center, Lockhart Texas

1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644

**Designated Area:** Outside the main entrance of the Caldwell County Justice Center and more particularly described above.

**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 matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**



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**Substitute Trustee** – Gordon Murphy, Timothy Murphy, Dean Murphy, or Lindsey Meyer

**For more information:**

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

Filed this 9<sup>th</sup> day of Dec 2022  
11:22 AM

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