

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: August 10, 2023

Deed of Trust:

Date: July 14, 2016

Grantor: Hermenegildo Montoya and Melissa Montoya

Beneficiary: 2020 Ranch Investments Ltd.

Recorded under Clerks Document Number 2016-003613, Official Public Records, Caldwell County, Texas.

Property: Being 11.329 acres of land situated in the Andrew Churchill Survey, A-66 in Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #2016-003613 of the Caldwell County Deed Records.

Assumption Warranty Deed:

Date: January 28, 2019

Grantor: Hermenegildo Montoya and Melissa Montoya

Grantee: Julio C. Garcia and Mayra L. Morales

Recorded in: Clerk's Document #2019-000696, Official Public Records, Caldwell County, Texas

Transfer of Lien:

Date: May 19, 2021

Transferred From: 2020 Ranch Investments Ltd.

Transferred To: Perpetuate Capital Fixed Income Fund I, LP

Recorded in: Clerk's Document #2021-003767, Official Public Records, Caldwell County, Texas

Date of Sale: September 5, 2023

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



Substitute Trustee – Zach Potts, Tyler Williams,
Dean Murphy, or Julissa Govea-Lopez

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115

Filed this 14th day of Aug 2023
10:30A M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy

Sandra Guerra