

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: December 6, 2023

Deed of Trust:

Date: August 27, 2019

Grantor: Mayra Saucedo Jaimes and Hugo Enrique Hernandez Alvarado, 2122 Ponciana Loop, Austin, Texas 78744

Beneficiary: Fortress Ranch Investments Ltd.

Recorded under Clerks Document Number 2019-004572, Official Public Records, Caldwell County, Texas.

Property: Being a 18.49 acre tract or parcel of land known as Tract 3 located in the Jasper Gilbert Survey, A-113 in Caldwell County, Texas and being more particularly described in Exhibit A attached to Deed of Trust recorded in Clerk's Document #2019-004572, Caldwell County, Texas.

Transfer of Lien:

Date: May 19, 2021

Transferor: Fortress Ranch Investments Ltd.

Transferee: Perpetuate Capital Fixed Income Fund I, LP

Recorded under Clerk's Document Number 2021-005071, Official Public Records, Caldwell County, Texas.

Date of Sale: January 2, 2024

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 Lindsey Meyer

For more information:

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

Filed this 6 day of Dec 2023
3:33 P.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By  Sandra Guerra Deputy

Sandra Guerra

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