

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Note:

Date: December 18, 2023

Borrower(s): Angel Reyes Ezquivel and Maria Elda Alvarado Luna

Payee: Stonebridge Purchasing, LLC, as assignee of Clear Fork Ranch Partners LP

Original Principal Amount: \$194,990.00

Deed of Trust:

Date: December 18, 2023

Grantor(s): Angel Reyes Ezquivel and Maria Elda Alvarado Luna

Trustee: Brooks Willig

Recorded in: Document Number 2023-008434, Caldwell County, Texas

Property:

Being 10.576 acres of land, more or less, in the JOHN ROE SURVEY, ABSTRACT NO. 22, situated in Caldwell County, Texas, being a portion of that 53.57 acre tract described in Volume 150, Page 639, of the Official Public Records of Caldwell County, Texas and as more particularly described by metes and bounds in Exhibit A attached hereto.

Subject property is wholly in Caldwell County, Texas.

Present Owner of Promissory Note(s) and Beneficiary under Deed of Trust:

Stonebridge Purchasing, LLC, as assignee of Clear Fork Ranch Partners LP

Filed this 14th day of July 2026
11:20 A M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy

Reyna Mijares

Information regarding the public sale to be held:

Substitute Trustee: Jannid Vasquez or Linda Martinez
La Tierra Realty
3571 Far West Blvd, PMB 103
Austin, Texas 78731

Appointed by written instrument dated June 8, 2026, and recorded or to be recorded in the Official Public Records of Caldwell County, Texas.

Date of Sale: August 4, 2026, being the first Tuesday in said month.

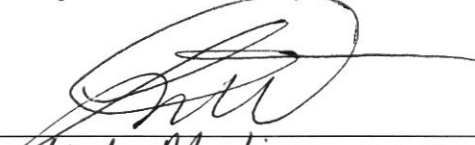
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Lockhart, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Caldwell County Justice Center, 1703 S. Colorado St, Lockhart, Texas 78644, at the following location: outside the main entrance to the Caldwell County Justice Center, or as designated by the County Commissioners Court.

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Stonebridge Purchasing, LLC, as assignee of Clear Fork Ranch Partners LP appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Stonebridge Purchasing, LLC make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Linda Martinez, Substitute Trustee

Please Return File-Stamped Copy to:

Padfield & Stout, LLP
Attn: Jeffrey V. Leaverton
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

Exhibit A

LEGAL DESCRIPTION: BEING 10.576 ACRES OF LAND OUT OF THE J. ROE SURVEY, ABSTRACT NO. 22 IN CALDWELL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 53.57 ACRE TRACT DESCRIBED IN VOLUME 150, PAGE 639 OF OFFICIAL PUBLIC RECORDS OF SAID CALDWELL COUNTY, TEXAS; SAID 10.576 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN SEPTEMBER/OCTOBER 2023:

BEGINNING AT A 12" PINE FENCE CORNER POST FOUND IN THE NORTHEAST LINE OF COUNTY ROAD 207, FOR THE WEST CORNER OF SAID 53.57 ACRE TRACT, FOR THE WEST CORNER HEREOF, FROM WHICH A 12" PINE FENCE CORNER POST FOUND FOR A CORNER OF THAT CERTAIN 39.277 ACRE TRACT DESCRIBED IN DOC.#2015-7782 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTH CORNER OF SAID 53.57 ACRE TRACT BEARS SOUTH 40°28'07" EAST, A DISTANCE OF 1287.65 FEET;

THENCE ALONG THE SOUTHEAST LINE OF SAID COUNTY ROAD 207 AND THE NORTHWEST LINE OF SAID 53.57 ACRE TRACT, THE FOLLOWING 8 COURSES:

1. NORTH 09°22'31" EAST A DISTANCE OF 11.47 FEET TO A 12" PINE FENCE CORNER POST FOUND;
2. NORTH 48°14'56" EAST A DISTANCE OF 233.47 FEET TO A 6" CEDAR FENCE CORNER POST FOUND;
3. NORTH 47°53'14" EAST A DISTANCE OF 754.49 FEET TO A 12" PINE FENCE CORNER POST FOUND;
4. NORTH 66°29'40" EAST A DISTANCE OF 378.04 FEET TO A 12" PINE FENCE CORNER POST FOUND;
5. NORTH 60°26'44" EAST A DISTANCE OF 12.73 FEET TO A 8" PINE FENCE CORNER POST FOUND;
6. NORTH 49°35'30" EAST A DISTANCE OF 43.41 FEET TO A 12" PINE FENCE CORNER POST FOUND;
7. NORTH 31°45'27" EAST A DISTANCE OF 53.01 FEET TO A 12" PINE FENCE CORNER POST FOUND;
8. NORTH 24°06'16" EAST, AT A DISTANCE OF 108.74 FEET PASS A 12" PINE FENCE CORNER POST FOUND, IN ALL A TOTAL DISTANCE OF 161.08 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF THE CLEAR FORK OF PLUM CREEK AND THE NORTH CORNER HEREOF;

THENCE ALONG THE GENERAL MEANDERS OF SAID CREEK, THE FOLLOWING 2 COURSES:

1. SOUTH 60°30'34" EAST A DISTANCE OF 185.61 FEET TO A POINT;
2. SOUTH 36°41'21" EAST A DISTANCE OF 68.85 FEET TO A POINT FOR THE NORTH CORNER OF TRACT 4, SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES, FOR THE EAST CORNER HEREOF;

THENCE CROSSING SAID 53.57 ACRE TRACT AND ALONG THE NORTHWEST LINE OF SAID TRACT 4, SOUTH 46°38'57" WEST, AT A DISTANCE OF 128.38 FEET PASSING A 1/2 INCH CAPPED IRON ROD SET IN AN EXISTING FENCE LINE, IN ALL A TOTAL DISTANCE OF 1671.02 FEET TO A 1/2 INCH CAPPED IRON ROD SET IN THE NORTHEAST LINE OF SAID COUNTY ROAD 207, THE SOUTHWEST LINE OF SAID 53.57 ACRE TRACT, FOR THE WEST CORNER OF SAID TRACT 4, FOR THE SOUTH CORNER HEREOF;

THENCE ALONG THE NORTHEAST LINE OF SAID COUNTY ROAD 207, THE SOUTHWEST LINE OF SAID 53.57 ACRE TRACT, NORTH 40°28'07" WEST A DISTANCE OF 320.23 FEET TO THE POINT OF BEGINNING CONTAINING 10.576 ACRES MORE OR LESS, AND AS SHOWN HEREON.