

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: April 5, 2022

Deed of Trust:

Date: July 14, 2016

Grantor: Hermenegildo Montoya and Melissa Montoya

Beneficiary: 2020 Ranch Investments Ltd.

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

Date of Sale: May 3, 2022

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 tot he 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 or Tyler Williams
or Dean Murphy or Julissa Govea-Lopez

For more information:

P.O. Box 1249

San Marcos, Texas 78667-1249

512-396-5115

Filed this 7th day of April 2022
1:33 PM

TERESA RODRIGUEZ

COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy

Sandra Guerra

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: April 7, 2022

Deed of Trust:

Date: August 5, 2019

Grantor: Karl Long and Mayra Long

Beneficiary: Fortress Ranch Investments Ltd.

Recorded in: Clerk's Document Number 2019-004239, Official Public Records, Caldwell County, Texas.

Property: Being 47.23 acres, more or less, of land out of the Nicholas Kelly Survey, A-165, Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" in a Deed of Trust filed of record in Clerk's Document Number 2019-004239 in the Official Public Records of Caldwell County, Texas.

Date of Sale: May 3, 2022

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, Caldwell County, 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 or Dean Murphy or Gordon Murphy or Tyler Williams or Lindsey Meyer

For more information:

P.O. Box 1249

San Marcos, Texas 78667-1249

512-396-5115

Filed this 7th day of April 2022
1:33 P M

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

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: April 5, 2022

Deed of Trust:

Date: April 25, 2020

Grantor: Iris Diaz Hernandez and Ezequiel Alonso Cruz

Beneficiary: Fortress Ranch Investments Ltd.

Recorded in: Clerk's Document Number 2020-002314, Official Public Records, Caldwell County, Texas.

Property: Being a 11.68 acre tract or parcel of land known as Tract 1 and being a part of the N. Reavill Survey, A-248 in Caldwell County, Texas, and being more fully described by metes and bound in Exhibit "A" in a Deed of Trust filed of record in Clerk's Document Number 2020-002314 in the Official Public Records of Caldwell County, Texas.

Date of Sale: May 3, 2022

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, Caldwell County, Texas 78644

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

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

For more information:

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

Filed this 7th day of April 2022
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TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: April 5, 2022

Deed of Trust:

Date: May 28, 2020

Grantor: Dolores Cervantes, 5509 Pine Place, Austin, Texas 78744 (Travis County)

Beneficiary: Dry Creek Development Joint Venture

Recorded in: Clerk's Document Number 2020-003286, Official Public Records,
Caldwell County, Texas.

Property: Being a 40.00 acre tract or parcel of land known as Tract W located in the T.H. Bell Survey, Abstract No. 55 in Caldwell County, Texas and being more fully described by metes and bound in the attached Exhibit "A" in a Deed of Trust filed in Clerk's Document #2020-003286.

Date of Sale: May 3, 2022

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.



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

For more information:

P.O. Box 1249

San Marcos, Texas 78667-1249

512-396-5115

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