

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS        \***

**COUNTY OF CALDWELL       \***

**Date: January 9, 2026**

**Deed of Trust:**

**Date: May 20, 2020**

**Grantor: Ma Luisa Hernandez-Salazar and Carlos Morales, 135 Chama Drive, Cedar Creek, Texas 78612**

**Beneficiary: Leissner Ranch Joint Venture**

**Recorded under Clerks Document Number 2020-002754, Official Public Records, Caldwell County, Texas.**

**Transfer of Lien:**

**Date: May 19, 2021**

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

**Recorded under Clerks Document Number 2021-003742, Official Public Records, Caldwell County, Texas.**

**Property: Being a 14.017 acre tract or parcel of land known as Tract D and being a part of the Nichols Kelly Survey, A-168 in Caldwell County, Texas and being more particularly described in Exhibit A attached to Deed of Trust recorded in Clerk's Document #2020-002754, Caldwell County, Texas.**

**Date of Sale: February 3, 2026**

**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 – Dean Murphy, Timothy  
Murphy, Gordon Murphy, or Gillian Calley**

**For more information:**

**P.O. Box 1249**

**San Marcos, Texas 78667**

**512-396-5115**

Filed this 12<sup>th</sup> day of Jan 2026  
12:35 p.m.

**TERESA RODRIGUEZ**

**COUNTY CLERK, CALDWELL COUNTY, TEXAS**

By Reyna Mijares Deputy

**Reyna Mijares**