

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 12th day of Jan 2026
12:35 p.m.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy
Reyna Mijares