

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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:

Promissory Note:

Date: September 14, 2020
Borrower(s): Elvera Lopez-Rincon
Payee: Maple Ranch Partners, LP, a Texas Limited Partnership
Original Principal Amount: \$188,990.00

Deed of Trust:

Date: September 16, 2020
Grantor(s): Elvera Lopez-Rincon
Trustee: Brooks Willig

Recorded in: Document Number 2020-005099; Caldwell County, Texas

Property:

Property (including any improvements):

Being 10.3139 acres of land, more or less, in the FRANCIS BERRY SURVEY, ABSTRACT NO. 2, situated in Caldwell County, Texas, being a portion of that 153.0 acre tract conveyed Kathleen Auer, et al, in Document No. 2015-004917, Official Public Records of Caldwell County, Texas, said 10.3139 acres being more particularly described by metes and bounds on Exhibit "A", attached hereto.

Subject property is wholly in Caldwell County.

Filed this 16th day of Sept 2025
3:58 P.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra

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

Stonebridge Purchasing, LLC

Information regarding the public sale to be held:

Substitute Trustee: Linda Martinez, Isaac Valerio and Vanessa Juarez
LA TIERRA REALTY
3571 Far West Blvd, PMB 103
Austin, Texas 78731

Appointed by written instrument dated September 16, 2025, and recorded or to be recorded in the Official Public Records of Caldwell County, Texas.

Date of Sale: October 7, 2025, being the first Tuesday in said month.

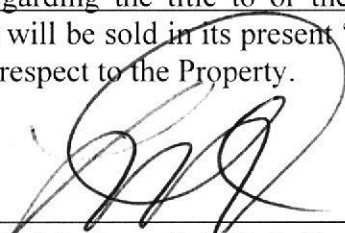
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Caldwell, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Caldwell County, Texas at the following location: the Caldwell County Commissioners have designated the location of these sales to be outside of the main entrance of the new CALDWELL COUNTY JUDICIAL CENTER LOCATED AT 1703 S. COLORADO STREET, LOCKHART, TEXAS 78644 or as designated by the County Commissioners Court.

Default has occurred in the payment of the indebtedness evidenced by the Promissory Note. Because of such default, Stonebridge Purchasing, LLC 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, 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

STATE OF TEXAS
CALDWELL COUNTY

10.3139 ACRES

EXHIBIT "A"

Field Note Description for a **10.3139 acres (449,274.7 Square Feet)**, situated in the Francis Berry Survey, Abstract No. 2 in Caldwell County, Texas, being the same called 153.0 acre tract of land as conveyed to Kathleen Auer, et al, in Document No. 2015-004917, Official Public Records Caldwell County, Texas (O.P.R.C.C.T.), the **10.3139 acres (449,274.7 Square Feet)**, being more particularly described in Volume by metes and bounds as follows:

COMMENCING at point in the easterly margin of Boggy Creek Road, same point being the east corner of a called 29.6 acres of land as conveyed to Martha Androes in Volume 551, Page 160, Document No. 086392, O.P.R.C.C.T., for the south corner of the called 153.0 acres (parent tract) and the herein described 10.3139 acre tract, from which a 1/8 inch iron rod with orange plastic cap stamped "XDS", same point being the **"POINT OF BEGINNING"** bears North 58°08'17" East, a distance of 1,154.99 feet;

THENCE North 31°09'47" West, along and with the common boundary of 10.3383 acre tract, also surveyed on this date, and the herein described 10.3139 acre tract, a distance of 1,524.76 feet to a 1/8 inch iron rod with orange cap stamped "XDS" set in the easterly margin of Boggy Creek Road, for the west corner of the herein described 10.3139 acre tract;

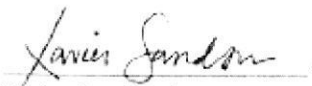
THENCE North 58°50'13" East, along and with the common boundary of the south-easterly margin of the said Boggy Creek Road, and the herein described 10.3139 acre tract, a distance of 295.00 feet to a 1/8 inch iron rod with orange cap stamped "XDS" set in the south-easterly margin of Boggy Creek Road, for the northwest corner of a called 10.2896 acres, also surveyed on this date, for the north corner of the herein described 10.3139 acre tract;

THENCE South 31°09'47" East, crossing into, cutting and severing the called 153.0 acres (parent tract), a distance of 1,521.17 feet to a 1/8 inch iron rod with orange cap stamped "XDS" set in the westerly boundary of a called 26.341 acres as conveyed to Bobby & Karen Cox, in Document No. 2017-003695, for the southeast corner of the herein described 10.3139 acre tract;

THENCE South 58°08'17" West, along and with the common boundary of the called 26.341 acres (Cox tract), continuing along and with the called 29.6 acres (Androes tract), and the herein described 10.3139 acre tract, a distance of 295.02 feet to the **"POINT OF BEGINNING"** and containing within these metes & bounds **10.3139 acre (449,274.7 Square Feet)**, of land, more or less. (All bearings are based on The Texas Coordinate System, South Central Zone 4204, NAD 83).

A Survey plat of even date herewith accompanies the legal description.

I hereby certify that the foregoing legal description was prepared from survey performed on the ground under my supervision and it correctly represents the facts found at the time of the survey.


Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas

