

**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 7<sup>th</sup> day of April 2022  
1:33 PM

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 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.**

  
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**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 7<sup>th</sup> day of April 2022  
1:33 P M

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