

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: July 8, 2022

Deed of Trust:

Date: April 11, 2018

Grantor: Mario Martinez Ortiz

Beneficiary: Leissner Ranch Joint Venture

Recorded in: Clerk's Document #2018-001961, Official Public Records, Caldwell County, Texas

Transfer of Lien:

Date: May 19, 2021

Transferred From: Leissner Ranch Joint Venture

Transferred To: Perpetuate Capital Fixed Income Fund I, LP

Recorded in: Clerk's Document #2021-003741, Official Public Records, Caldwell County, Texas

Property: Being a 30.44 acre tract or parcel of land known as Tract C and being a part of the William H. Killen Survey, A-167 of Caldwell County Texas and more fully described in Exhibit A attached to the Deed of Trust recorded in Clerk's Document #2018-001961.

Date of Sale: August 2, 2022

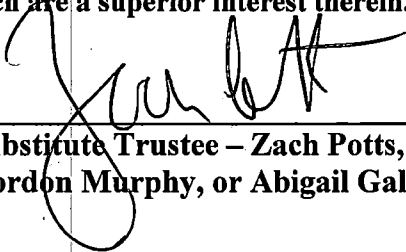
Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Caldwell County Courthouse
803 Pine Street, Caldwell, Caldwell County, Texas 78602

Designated Area: The North side entrance to the Courthouse, 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.

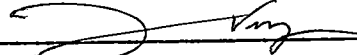


Substitute Trustee – Zach Potts, Savannah Galle, Gordon Murphy, or Abigail Galle

**For more information:
P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115**

Filed this 11th day of July 2022
3:39 P.M.

**TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS**

By  Deputy