

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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:

Note:

Date: November 24, 2025
Borrower(s): Hugo Lopez-Rodriguez
Payee: Stonebridge Purchasing, LLC, as assignee of Tenney Creek Ranch Partners, LP, a Texas Limited Partnership
Original Principal Amount: \$178,200.00

Deed of Trust:

Date: November 24, 2025
Grantor(s): Hugo Lopez-Rodriguez
Trustee: Brooks Willig
Recorded in: Document Number 2025-008659, Caldwell County, Texas

Property:

Being 11.000 acres of land, more or less, out of the MOSES GAGE SURVEY, ABSTRACT NO. 8, in Caldwell County, Texas, and being a portion of that certain 116.200 acre tract described in Document No. 2025-005164, of the Official Public Records of Caldwell County, Texas; Said 11.000 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

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

Stonebridge Purchasing, LLC, as assignee of Tenney Creek Ranch Partners, LP, a Texas Limited Partnership

Filed this 11th day of Aug. 2026
3:25 P M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Yolanda Hernandez Deputy
Yolanda Hernandez

Information regarding the public sale to be held:

Substitute Trustee: Jannid Vasquez or Linda Martinez
La Tierra Realty
3571 Far West Blvd, PMB 103
Austin, Texas 78731

Appointed by written instrument dated August __, 2026, and recorded or to be recorded in the Official Public Records of Caldwell County, Texas.

Date of Sale: September 1, 2026, being the first Tuesday in said month.

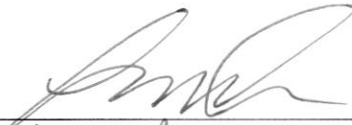
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Lockhart, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Caldwell County Justice Center, 1703 S. Colorado St, Lockhart, Texas 78644, at the following location: outside the main entrance to the Caldwell County Justice Center, or as designated by the County Commissioners Court.

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Stonebridge Purchasing, LLC, as assignee of Tenney Creek Ranch Partners, LP, 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, I, as 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

Please Return File-Stamped Copy to:

Padfield & Stout, LLP
Attn: Jeffrey V. Leaverton
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

EXHIBIT A

TRACT 1

LEGAL DESCRIPTION: BEING 11.000 ACRES OF LAND OUT OF MOSES GAGE SURVEY, ABSTRACT NO. 8 IN CALDWELL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 116.200 ACRE TRACT DESCRIBED DOC. #2025-005164 OF THE OFFICIAL PUBLIC RECORDS OF SAID CALDWELL COUNTY, TEXAS; SAID 11.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JULY 2025:

BEGINNING AT A ½" IRON ROD AT A FENCE CORNER POST FOUND IN THE SOUTHWEST LINE OF PETTYTOWN ROAD FOR THE EAST CORNER OF THAT CERTAIN 11.003 ACRE TRACT DESCRIBED IN DOC. #2021-2652 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTH CORNER OF SAID 116.200 ACRE TRACT AND THE NORTH CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID PETTYTOWN ROAD AND SAID 116.200 ACRE TRACT, THE FOLLOWING COURSES:

1. SOUTH 61°10'31" EAST A DISTANCE OF 182.14 FEET TO A 10" PINE FENCE CORNER POST FOUND;
2. SOUTH 60°42'35" EAST A DISTANCE OF 264.97 FEET TO A 10" PINE FENCE CORNER POST FOUND;
3. SOUTH 61°22'56" EAST A DISTANCE OF 196.98 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF TRACT 2 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE EAST CORNER HEREOF;

THENCE CROSSING SAID 116.200 ACRE TRACT AND ALONG THE NORTHWEST LINE OF SAID TRACT 2, THE FOLLOWING COURSES:

1. SOUTH 27°43'08" WEST A DISTANCE OF 741.68 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
2. NORTH 62°18'32" WEST A DISTANCE OF 200.06 FEET TO A 10" PINE FENCE CORNER POST FOUND FOR THE EAST CORNER OF THAT CERTAIN 158.526 ACRE TRACT DESCRIBED IN DOC. #2024-8564 OF SAID OFFICIAL PUBLIC RECORDS, A CORNER OF SAID 116.200 ACRE TRACT AND A CORNER HEREOF;

THENCE NORTH 60°37'54" WEST A DISTANCE OF 444.25 FEET ALONG THE COMMON LINE OF SAID 158.526 ACRE TRACT AND SAID 116.200 ACRE TRACT TO A ½" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 11.003 ACRE TRACT, A CORNER OF SAID 116.200 ACRE TRACT AND THE WEST CORNER HEREOF;

THENCE NORTH 27°44'02" EAST A DISTANCE OF 742.86 FEET ALONG THE COMMON LINE OF SAID 11.003 ACRE TRACT AND SAID 116.200 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 11.000 ACRES MORE OR LESS, AND AS SHOWN HEREON.

TOGETHER WITH A 15 FOOT WIDE PUBLIC UTILITY EASEMENT INSIDE AND ALONG THE PERIMETER OF THE HEREIN DESCRIBED DESCRIPTION.