

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF CALDWELL *

Date: August 5, 2026

Deed of Trust:

Date: July 27, 2015

Grantor: Javier Chapa and Jennifer Lee Chapa, 10639 State Park Road, Lockhart, Texas 78644

Beneficiary: 2020 Ranch Investments Ltd.

Recorded under Clerks Document Number 2015-006925, Official Public Records, Caldwell County, Texas.

Property: Being 10.072 acres of land situated in the Andrew Churchill Survey A-66, and the Andrew Churchill Survey, A-67, 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 #2015-006925 of the Caldwell County Deed Records.

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 #2021-003769, Official Public Records, Caldwell County, Texas

Date of Sale: September 1, 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 matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Timothy Murphy, Gordon
Murphy, Dean Murphy, or Julissa Govea-Lopez

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115

Filed this 7th day of Aug 2026
8:40 A.M.

TERESA RODRIGUEZ

COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Reyna Mijares Deputy

Reyna Mijares