

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2026 APR 10 PM 3:17

THE STATE OF TEXAS *

COUNTY OF RAINS *

MANDY SAWYER
COUNTY CLERK
OF RAINS COUNTY TEXAS
M. Ferguson

Date: April 9, 2026

Deed of Trust:

Date: February 8, 2023

Grantor: JS Chevez Company, LLC, 1708 Cypress Drive, Irving, Texas 75061

Beneficiary: Perpetuate Capital Fixed Income Fund I, LP

Recorded under Clerk's Document Number 2023-0467, Official Public Records, Rains County, Texas.

Property: Being a 10.76 acre tract or parcel of land known as Tract E and being part of the J. Hooker Survey, A-110 in Rains County, Texas and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #2023-0467 of the Rains County Deed Records.

Date of Sale: May 5, 2026

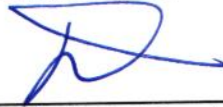
Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Rains County Courthouse, 167 East Quitman, Emory, Texas 75440

Designated Area: The east side of the Rains County Courthouse, bearing the address of 167 East Quitman, Emory, Texas 75440, 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 matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Sue Potts, Dean Murphy,
Gordon Murphy, or Timothy Murphy

For more information:

P.O. Box 1249
San Marcos, Texas 78667
512-396-5115

cc

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2026 APR 10 PM 3:18

THE STATE OF TEXAS *

COUNTY OF RAINS *

PLANNING LAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
M. Ferguson

Date: April 9, 2026

Deed of Trust:

Date: February 8, 2023

Grantor: JS Chevez Company, LLC, 1708 Cypress Drive, Irving, Texas 75061

Beneficiary: L Rash Ltd.

Recorded under Clerk's Document Number 2023-0465, Official Public Records, Rains County, Texas.

Property: Being a 10.01 acre tract or parcel of land known as Tract D and being part of the J. Hooker Survey, A-110 in Rains County, Texas and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #2023-0465 of the Rains County Deed Records.

Date of Sale: May 5, 2026

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: Rains County Courthouse, 167 East Quitman, Emory, Texas 75440

Designated Area: The east side of the Rains County Courthouse, bearing the address of 167 East Quitman, Emory, Texas 75440, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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Substitute Trustee – Sue Potts, Dean Murphy,
Gordon Murphy, or Timothy Murphy

For more information:

P.O. Box 1249
San Marcos, Texas 78667
512-396-5115



NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2026 APR 15 PM 3:24

Date: April 15, 2026
Trustee: PHILIP D. ALEXANDER
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

MANDY SAWYER
M. Ferguson

Note

Date: November 26, 2024
Amount: TWO HUNDRED SIXTY-FOUR THOUSAND AND NO/100 DOLLARS (\$264,000.00)
Maker: MICHAEL LOREN ONDRACEK and wife, KIMBERLY ANN ONDRACEK
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

Deed of Trust

Date: November 26, 2024
Grantor: MICHAEL LOREN ONDRACEK and wife, KIMBERLY ANN ONDRACEK
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

Recording information: Document Number 2024-2522, Official Public Records of Rains County, Texas

Property:

All that certain lot, tract or parcel of land being LOT 11 of THE MEADOWS, an addition to the City of Emory, situated in the John Vochery Survey, Abstract No. 253, Rains County, Texas, according to the plat thereof recorded in Volume 6, Page 22, Plat Records, Rains County, Texas.

Being the same land described in a Warranty Deed with Vendor's Lien dated November 26, 2024 from Hootens Real Estate Development LLC, a Texas Limited Liability Company, to Michael Loren Ondracek and Kimberly Ann Ondracek, recorded in Document No. 2024-2521, Official Public Records of Rains County, Texas.

County: Rains

Date of Sale (first Tuesday of month): June 2, 2026

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: West most side of the Rains County Courthouse which is located at 167 East Quitman Street, Emory, Texas 75440, or as designated by the County Commissioners.

PHILIP D. ALEXANDER is the Trustee pursuant to the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

PD A

PHILIP D. ALEXANDER, Trustee