

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2022 NOV 15 AM 8:30

THE STATE OF TEXAS §

COUNTY OF RAINS §

MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY *MW*

Date: November 11, 2022

Deed of Trust:

Date: July 25, 2020

Grantor: Jose Antonio Blancas-Salazar

Beneficiary: Iron Bridge Joint Venture

Recorded in: Clerk's Document Number 2020-2050, Official Public Records, Rains County, Texas.

Transfer of Lien:

Date: May 19, 2021

Transferred From: Iron Bridge Joint Venture

Transferred To: Perpetuate Capital Fixed Income Fund I, LP

Recorded in: Clerk's Document Number 2021-1989, Official Public Records, Rains County, Texas

Property: Being a 10.76 acre tract or parcel of land known as Tract E and being a part of the J. Hooker Survey, Abstract No. 110 of Rains County, Texas and being more particularly described as Exhibit "A" in a Deed of Trust filed of record in Clerk's Instrument Number 2020-2050 in the Official Public Records of Rains County, Texas

Date of Sale: December 6, 2022

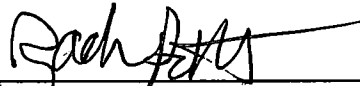
Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

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

Designated Area: In front of the east side doors of the Rains County Courthouse, bearing the address 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 matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee - Zachary Potts or
Susan Waterman or Sarah Helm or Barton Galle

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