

NOTICE OF TRUSTEE'S SALE

FILED
AT 11:15 O'CLOCK AM

THE STATE OF TEXAS *

JUL 09 2026

COUNTY OF MADISON *

Adrian Lawson
ADRIAN LAWSON, MADISON COUNTY CLERK
BY [Signature]
DEPUTY CLERK

Date: July 8, 2026

Deed of Trust:

Date: February 10, 2020

Grantor: Audie M. Cooper, 13716 FM 1372, North Zulch, Texas 77872

Beneficiary: JZ Realty Ltd.

Recorded under Clerks Document Number 111526, Official Public Records, Madison County, Texas.

Transfer of Lien:

Date: May 19, 2021

Transferer: JZ Realty Ltd.

Transferee: Perpetuate Capital Fixed Income Fund I, LP

Recorded under Clerk's Document Number 115142, Official Public Records, Madison County, Texas.

Property: Lots Six (6) AND Seven (7) in Briarwood Subdivision, Madison County, Texas according to the map or plat thereof recorded as Clerk's Document #101828, Volume 1586, Page 292 of the Official Records of Madison County, Texas.

Date of Sale: August 4, 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: Madison County Courthouse, 103 W. Trinity Street, Madisonville, Texas 77864

Designated Area: The Madison County Courthouse, the main entrance, bearing the address of 103 W. Trinity Street, Madisonville, Texas 77864, 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 – Timothy Murphy, Gordon
Murphy, Dean Murphy, or Lindsey Meyer**

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115