



\*VG-1443-2023-2301305\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2301305

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 11, 2023 01:01 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2301305  
Receipt Number: 20230411000021  
Recorded Date/Time: April 11, 2023 01:01 PM  
User: Jamie M  
Station: CCLERK01

**Record and Return To:**

DEBORAH L. LEMONS



STATE OF TEXAS  
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds  
Freestone County Clerk  
Freestone County, TX

## NOTICE OF TRUSTEE'S SALE

**DATE:** April 4, 2023

### **DEED OF TRUST**

**Date:** September 28, 2017

**Grantor:** Lucas Garcia, Jr.  
Margarita Navarette Alcantar  
10539 Meadowcrest Dr.  
Odessa, Texas 79764

**Beneficiary:** Aztec Land, LLC, a Wyoming Limited Liability Company  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Deed of Trust recorded in Volume 1728, Page 872, of the Official Public Records of Freestone County, Texas.

**Property:** *Tract Two (2) of Fairfield74 Land Company, LLC, being 12.00 acres of land in the MANUEL RIONDO SURVEY, A-25, Freestone County, Texas, more fully described by metes and bounds in copy of survey field notes attached hereto as Exhibit "A".*

### **Note**

**Date:** September 28, 2017

**Amount:** \$45,900.00

**Debtor:** Lucas Garcia, Jr. and Margarita Navarette Alcantar

**Holder:** Aztec Land, LLC, a Wyoming Limited Liability Company

**DATE OF SALE OF PROPERTY: May 2, 2023**

**EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM**

**LOCATION OF SALE:** Fairfield, Texas, at the Freestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

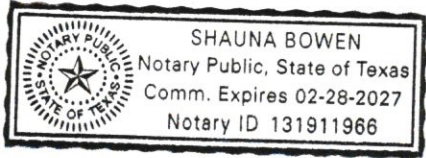
  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on April 4, 2023 by Deborah L. Lemons.



  
NOTARY PUBLIC, STATE OF TEXAS



**Williford Land Surveying**  
P. O. Box 1266 • Mexia, Texas 76667  
Ph: 254-562-2837 • Fx: 254-562-2867  
Clint Williford RPLS#5973

**Legal Description**  
For Fairfield 74 Land Co., LLC  
Manuel Riondo Survey, Abstract No. 25  
Freestone County, Texas

**12.00 Acre – Tract 2**

All that certain lot, tract or parcel of land, part of the Manuel Riondo Survey, Abstract No. 25, Freestone County, Texas, being part of that certain called 74.76 acre tract described in a deed to Fairfield 74 Land Co., LLC from Matthew W. Moran and Kristen Lee Moran on May 10, 2017 in Volume 1717, Page 464 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a corner in a North line of the above mentioned 74.76 acre tract, the Northeast corner of an 11.70 acre Tract 1 described on this day and being in the center of County Road No. 253, from which a ½" iron rod (set) for reference bears South 01 deg. 28 min. 48 sec. West – 20.92 ft. and the Northwest corner of the 74.76 acre tract bears South 57 deg. 09 min. 23 sec. West – 1,007.18 ft.;

THENCE in a northeasterly direction with the North lines of the 74.76 acre tract and with the center of County Road No. 253 as follows:

North 66 deg. 16 min. 44 sec. East a distance of 12.83 ft. to a corner,  
North 61 deg. 17 min. 11 sec. East a distance of 99.38 ft. to a corner,  
North 57 deg. 56 min. 39 sec. East a distance of 82.00 ft. to a corner,  
North 60 deg. 07 min. 03 sec. East a distance of 89.13 ft. to a corner,  
North 61 deg. 41 min. 45 sec. East a distance of 198.69 ft. to a corner,  
North 60 deg. 48 min. 41 sec. East a distance of 157.24 ft. to the Northeast corner of this tract and being the Northwest corner of a 16.00 acre Tract 3 described on this day, from which a ½" iron rod (set) for reference bears South 01 deg. 28 min. 48 sec. West – 21.51 ft.

THENCE South 01 deg. 28 min. 48 sec. West across the 74.76 acre tract and with the West line of the 16.00 acre Tract 3, a distance of 1,106.79 ft. to a ½" iron rod (set) for the Southwest corner of same, the Southeast corner of this tract, the Northeast corner of an 11.00 acre Tract 5 described on this day and being the Northwest corner of a 14.00 acre Tract 6 described on this day;

THENCE North 89 deg. 53 min. 20 sec. West continuing across the 74.76 acre tract and with the North line of the 11.00 acre Tract 5, a distance of 549.80 ft. to a ½" iron rod (set) for the Northwest corner of same, the Northeast corner of a 10.06 acre Tract 4 described on this day, the Southeast corner of said 11.70 acre Tract 1 and being the Southwest corner of this tract;

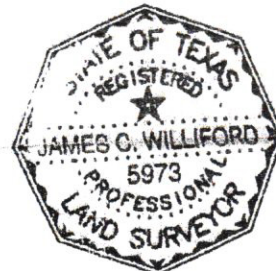
THENCE North 01 deg. 28 min. 48 sec. East continuing across the 74.76 acre tract and with the East line of the 11.70 acre Tract 1, a distance of 793.89 ft. to the place of beginning and containing 12.00 acres of which 0.37 acre lies in County Road No. 253.

The bearings recited herein are based on the southerly West line of a called 75.495 acre tract described in Volume 1181, Page 760 of the Official Records of Freestone County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford  
Registered Professional Land Surveyor No. 5973  
Firm Registration No. 10082500  
July 26, 2017  
Job No. 17-080(2)  
Plat accompanies legal description



**EXHIBIT "A"**