



VG-1443-2023-2303838

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2303838

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 11, 2023 01:12 PM

Number of Pages: 3

" 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: 2303838
Receipt Number: 20230911000021
Recorded Date/Time: September 11, 2023 01:12 PM
User: Jamie M
Station: CCLERK01

Record and Return To:

DEBORAH 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

Renee Reynolds

NOTICE OF TRUSTEE'S SALE

DATE: September 10, 2023

DEED OF TRUST

Date: August 9, 2022

Grantor: Ronny Miller
Natasha Miller
219 Fielding
Mesquite, TX 75149

Beneficiary: Colt Ranch and Land Partners II, LP
PO Box 423
Centerville, TX 75833

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

Recording Information: Deed of trust recorded in Document Number 2203434 of the Real Property Records of Freestone County, Texas.

Property: *Tracts Fifty-Two and Fifty-Three of Colt Ranch and Land Partners II, LP, being 20.00 acres of land in the James E. Caddell Survey, A-137, the Micajah Bateman Survey, A-83 and the James James Survey, A-333, in Freestone County, Texas, and more fully described in aforementioned deed of trust.*

Note

Date: August 9, 2022

Amount: \$183,000.00

Debtor: Ronny Miller and Natasha Miller

Holder: Colt Ranch and Land Partners II, LP

DATE OF SALE OF PROPERTY: October 3, 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 recorded and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

At Code/

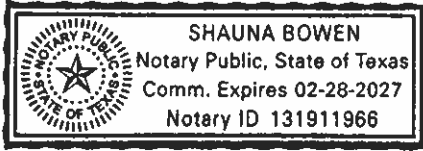

DEBORAH L. LEMONS

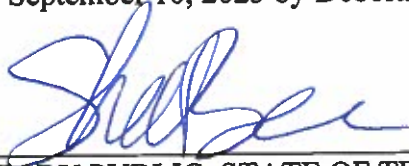
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on September 10, 2023 by Deborah L. Lemons.





NOTARY PUBLIC, STATE OF TEXAS