



\*VG-1443-2023-2303837\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

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**Instrument Number: 2303837**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: September 11, 2023 01:12 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$8.00

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**\*\*\*\*\* 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: 2303837  
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 9, 2023

### **DEED OF TRUST**

**Date:** April 5, 2023

**Grantor:** Jose De Leon  
5220 SE CR 1086  
Corsicana, TX 75109

**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 2301415, Real Property Records of Freestone County, Texas.

**Property:** *Tract Fifty of Colt Ranch and Land Partners II, LP, being 19.00 acres of land in the James T. Caddell Survey, A-137, the Micajah Bateman Survey, A-83 and the James James Survey, A-333, Freestone County, Texas, more fully described in aforementioned deed of trust.*

### **Note**

**Date:** April 5, 2023

**Amount:** \$145,200.00

**Debtor:** Jose De Leon

**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 filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

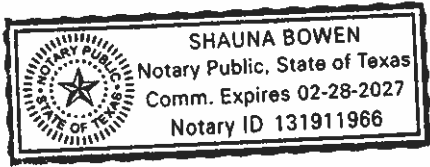
  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on September 9, 2023 by Deborah L. Lemons.



  
NOTARY PUBLIC, STATE OF TEXAS