



VG-1443-2025-2500089

**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2500089

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 13, 2025 09:13 AM

Number of Pages: 5

" 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: 2500089
Receipt Number: 20250113000002
Recorded Date/Time: January 13, 2025 09:13 AM
User: Jennifer F
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 Gregory
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF TRUSTEE'S SALE

DATE: January 12, 2025

DEED OF TRUST

Date: August 2, 2024

Grantor: Adrian Balderas
1011 Treehouse Lane
Red Oak, TX 75154

Beneficiary: Sandstone Capital V, 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 Instrument No. 2404951 Real Property Records of Freestone County, Texas.

Property: *Tract Fifty-Five (55) of Colt Ranch & Land Partners II, LP, being 19.53 acres of land in the T. Caaddell Survey, A-137, more fully described by metes and bounds in Exhibit "A" attached.*

Note

Date: August 2, 2024

Amount: \$146,000.00

Debtor: Adrian Balderas

Holder: Sandstone Capital V, L.P.

FILED FOR RECORD
At 9:10 o'clock A M

DATE OF SALE OF PROPERTY: February 4, 2025

JAN 13 2025

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

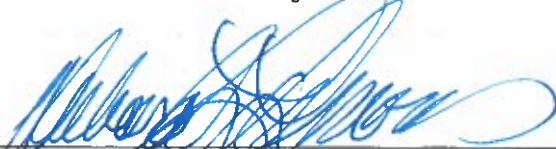
RENEE GREGORY
Clerk County Court, Freestone County, Texas
By 

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.



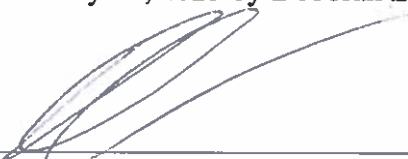
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

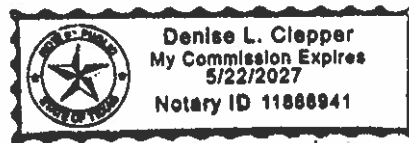
STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 12, 2025 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS



Tract 55
19.53 Acres

James T. Caddell Survey
Abstract No. 137

STATE OF TEXAS §

COUNTY OF FREESTONE §

A **METES & BOUNDS** description of a certain 19.53 acre tract situated in the James T. Caddell Survey, Abstract No. 137 in Freestone County, Texas, being a portion of a called 298.76 acre tract conveyed by General Warranty Deed with Vendor's Lien to Colt Ranch and Land Partners II, L.P. recorded in File No. 2102156 of the Official Records of Freestone County; said 19.53 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203);

COMMENCING at a found 1/2-inch iron rod, marking the west corner of said 298.76 acre tract, being common with the south corner of a called 95.6 acre tract conveyed by Special Warranty Deed to Frank Harrison Marsters, III recorded in Volume 1387, Page 129 of the Official Records of Freestone County, and being in a northeast line of a called 654.76 acre tract conveyed by Warranty Deed to William Andrew Bonner Irrevocable Trust and Roberta Smith Bonner Irrevocable Trust recorded in Volume 1323, Page 620 of the Official Records of Freestone County, from which a found 1/2-inch iron rod (with cap stamped "RPLS 5973") marking the most northerly corner of said 298.76 acre tract bears: North 58°58'07" East, 1998.85 feet;

THENCE South 32°03'47" East, along the common line of said 298.76 acre tract and said 654.76 acre tract, 1624.58 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter), being the **POINT OF BEGINNING** and the northwest corner of the herein described subject tract;

THENCE over and across said 298.76 acre tract, the following three (3) courses and distances:

1. North 68°51'08" East, 910.61 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);
2. South 24°03'20" East, 806.66 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);
3. North 62°32'05" East, passing at 1355.32 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones|Carter), continuing in all a total distance of 1368.32 feet to a point-for-corner, marking an easterly exterior corner of the herein described subject tract, being in an east line of said 298.76 acre tract and in a west line of a called 242.39 acre tract conveyed by Gift Deed to Barbara Morris recorded in Volume 416, Page 763 of the Deed Records of Freestone County, and in County Road 221;

THENCE South 21°16'08" East, along the common line of said 298.76 acre tract and said 242.39 acre tract, and within the right-of-way of County Road 221, 60.00 feet to a point-for-corner, marking the most easterly corner of the herein described subject tract;

THENCE South 62°31'12" West, over and across said 298.76 acre tract, passing at 13.00 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones|Carter), continuing in all a total distance of 2141.29 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter), marking the most southerly corner of the herein described subject tract, being in the west line of said 298.76 acre tract and in the east line of aforementioned 654.76 acre tract;

Tract 55
19.53 Acres

James T. Caddell Survey
Abstract No. 137

THENCE North 32°03'47" West, along the common line of said 298.76 acre tract and said 654.76 acre tract, 968.75 feet to the **POINT OF BEGINNING**, CONTAINING 19.53 acres of land in Freestone County, Texas as shown on Dwg No. 18065 filed in the offices of Jones|Carter in College Station, Texas.

C. Curtis 9/24/21

