

**NOTICE OF TRUSTEE'S SALE**

Date of Notice: July 1st, 2024  
Trustee: Zachary Miller and/or Ignacio Lartirigoyen  
Trustees' Addresses: Zac Miller  
1000 East 5th Street, Apt 541  
Austin, TX 78702

Ignacio Lartirigoyen  
7500 SW 137th Street  
Palmetto Bay, FL 33158

Lender: Terra Land Ventures, LLC, a Florida limited liability company  
11816 Inwood Rd PMB 71180  
Dallas, TX 75244

Holder: Terra Land Ventures, LLC, a Florida limited liability company  
11816 Inwood Rd PMB 71180  
Dallas, TX 75244

Note: That certain Real Estate Lien Note dated March 27, 2024, from Katherine Ellsworth, Jesse Shahan, Jon Kevin Harris Sr., Jon Kevin Harris Jr. and Jazmine Harris, as borrower, to Lender, as lender, in the original principal amount of \$140,000

Deed of Trust:

Date: Effective as of March 27, 2024  
Grantor: Katherine Ellsworth, Jesse Shahan, Jon Kevin Harris Sr., Jon Kevin Harris Jr. and Jazmine Harris  
Lender: Terra Land Ventures, LLC, a Florida limited liability company  
Holder: Terra Land Ventures, LLC, a Florida limited liability company  
Recording Information: Recorded under instrument 00016488 in Falls County, Texas, filed on April 16th, 2024

Property: BEING A TRACT OR PARCEL OF LAND SITUATED IN FALLS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE JOHN R. COCKRILL SURVEY, ABSTRACT NO. 151, FALLS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO JOCELYN LYNCH, ET AL IN A DEED RECORDED IN VOLUME 125, PG. 532, OFFICIAL PUBLIC RECORDS, FALLS COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS THE "LYNCH TRACT"), SAID 10.010 ACRES

OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at an iron rod set on the southeast right-of-way line of County Road 362, for the west corner of a tract of land conveyed to Nancy Doscocil in a deed recorded in Volume 281, Page 464, Official Public Records, Falls County, Texas (hereinafter referred to as the "Doscocil Tract"), and the north corner of the Lynch Tract;

THENCE with the northwest line of the Lynch Tract and the southwest right-of-way line of County Road 362, South 57°11'23" West a distance of 1,493.95 feet to an iron rod set being the north corner and POINT OF BEGINNING of herein described tract;

THENCE with the northeast line of this tract, across the Lynch Tract, South 32°12'27" East a distance of 1,459.48 feet to an iron rod set on the southeast line of the Lynch Tract and the northwest line of a tract of land conveyed to Harold L. Flentge Estate in a deed recorded in Volume 299, Page 314, Official Public Records, Falls County, Texas (hereinafter referred to as the "Flentge Tract"), for the east corner of this tract;

THENCE with the southeast line of this tract, being the southeast line of the Lynch Tract and the northwest line of the Flentge Tract, South 57°11'13" West a distance of 298.79 feet to an iron rod set for the south corner of this tract;

THENCE with the southwest line of this tract, across the Lynch Tract, North 32°12'27" West a distance of 1,459.50 feet to an iron rod found on the southeast right-of-way line of County Road 362 and the northwest line of the Lynch Tract, being the west corner of this tract;

THENCE with the northwest line of this tract, being the northwest line of the Lynch Tract and the southeast right-of-way line of County Road 362, North 57°11'23" East a distance of 298.79 feet to the POINT OF BEGINNING, containing 10.010 acres of land, more or less.

County: Falls County, Texas

Date of Sale (first Tuesday of the month): August 6th, 2024

Time of Sale: The sale will begin at 1:00 PM or not later than 3 hours after that time.

Place of Sale: Falls County, Texas at the following location: SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TEXAS OR

At 1:05 o'clock P M

Notice of Public Sale  
JUL 03 2024

Page 2

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY VP/DA DEPUTY



AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Notice is given that on the Date of Sale, a Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee(s) may bind and obligate the mortgagor(s) to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations or warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

**A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

*Ignacio Lartirigoyen*

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Ignacio Lartirigoyen  
Trustee

**AFTER FILING RETURN TO:**

Terra Land Ventures, LLC  
7500 SW 137 th Street  
Palmetto Bay, FL 33158

FILED  
At 1:05 o'clock P M

JUL 03 2024

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY V. D. [Signature] DEPUTY