

**Notice of Substitute Trustee's Sale**

Date: March 2, 2026

Trustee: Ramon A. Vitulli III

Substitute Trustees: Jim D. Hamilton, John Mayer and James Lombardi, III, and each of them acting alone, 7700 San Felipe, Suite 550, Houston, Texas 77063

Lender: Stellar Bank, successor in interest to Allegiance Bank, 8807 W. Sam Houston Parkway North, Ste. 100, Houston, Harris County, Texas 77040

Note(s): Promissory note dated **May 31, 2017** in the original principal amount of **\$656,000.00** executed by **Cordillera High Hills Investment LLC**, payable to Stellar Bank, successor in interest to Allegiance Bank and as more fully described in and secured by the liens evidenced by the deed of trust recorded under file no. **17-04748, Volume 1820 Page 111** of the **Fayette** County, Texas Clerk's Office.

**Deed of Trust ("Deed of Trust")**

Date: **May 31, 2017**

Grantor: **Cordillera High Hills Investment LLC**

Lender: Stellar Bank, successor in interest to Allegiance Bank

Recording Information: Clerk's File Number **17-04748, Volume 1820 Page 111**, of the of the **Fayette** County, Texas Clerk's Office.

Property: See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly and all improvements thereon, including all personal property secured by the deed of trust and security agreement included in the Deed of Trust and otherwise by any security agreement.

County: Fayette County

Date of Sale (first Tuesday of month): April 7, 2026

Time of Sale: 1:00 p.m.

Place of Sale At the area designated by the Commissioner's Court of Fayette County, Texas (as such designation is recorded in the Real Property records of Fayette County, Texas).

Lender has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust. Lender has instructed the Substitute Trustees, and each of them acting alone, to offer the Property for sale toward the satisfaction of the Note.

Notice is given that the Date of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**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 immediately.**

**FILED**  
**MAR 03 2026**  
10:58 AM  
Brenda O. Vietsam  
CO. CLERK, FAYETTE CO., TEXAS

  
**Jim D. Hamilton, Substitute Trustee**

7700 San Felipe, Suite 550, Houston, Texas 77063

Name and address of sender of this Notice

**THE STATE OF TEXAS**

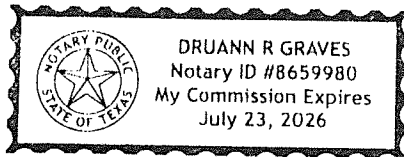
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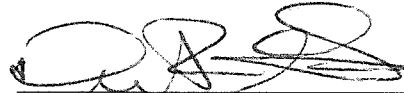
**COUNTY OF HARRIS**

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This instrument was **ACKNOWLEDGED, SWORN TO AND SUBSCRIBED TO BEFORE ME**, on the 2nd day of March 2026, by Jim D. Hamilton Trustee.



  
Notary Public, State of Texas

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.577 ACRES SITUATED IN THE DAVID BERRY LEAGUE, A-15, IN FAYETTE COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS 2.564 ACRES IN A DEED FROM EDLYN REI. LLC, TO CORDILLERA HIGH HILLS INVESTMENTS, LLC. DATED JUNE 7, 2017 AND RECORDED IN VOLUME 1820, PAGE 107 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, SAID 2.577 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

## EXHIBIT "A"

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All that certain tract or parcel of land containing 2.577 acres situated in the David Berry League, A-15, in Fayette County, Texas and being that same tract described as 2.564 acres in a deed from Edlyn REI. LLC, to Cordillera High Hills Investments, LLC, dated June 7, 2017 and recorded in Volume 1820, Page 107 of the Official Records of Fayette County, said 2.577 acre tract being more particularly described by metes and bounds as follows: Beginning at a 1/2" iron rod found for the Southeast corner of a (called) 0.139 acre Stephanie Simmons tract (Vol. 1563, Pg. 791 F.C.O.R.), an inside corner of said Cordillera High Hills Investments tract, an inside corner of the herein described tract and the PLACE OF BEGINNING, said point having a coordinate value of N=13,876,136.07 feet and E= 2,641,881.95 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011);

Thence North 15 degrees 29 minutes 28 seconds East, 88.33 feet along the common line between said Cordillera High Hills Investments tract and said Simmons tract to a 1/2" iron rod found in the curving South right-of-way line of "Spur Highway 92" (80' Right-of-way) for the Northeast corner of said Simmons tract, the Northwest corner of said Cordillera High Hills Investments tract, the Northwest corner of the herein described tract and the beginning of a curve to the left, from which a 1/2" iron rod found bears South 15 degrees 29 minutes 28 seconds West, 2.14 feet;

Thence in a Southeasterly direction, along the South right-of-way line of said "Spur Highway 92" with a curve to the left (Curve Data: Radius = 1472.20 feet; Delta = 04 degrees 59 minutes 09 seconds Left; Chord South 79 degrees 25 minutes 23 seconds East, 128.07 feet) an arc distance of 128.11 feet to an "X" found in concrete at the end of said curve;

Thence South 81 degrees 54 minutes 57 seconds East, 288.27 feet continuing along said South right-of-way to a 1/2" iron rod found for the Northerly Northwest corner of a (called) 0.562 acre Reinol Torres "Tract 2" (Vol. 1825, Pg. 388 F.C.O.R.), the East corner of said Cordillera High Hills Investments tract and the East corner of the herein described tract, from which a 1/2" iron rod found bears South 59 degrees 25 minutes 23 seconds West, 1.00 feet;

Thence South 59 degrees 25 minutes 23 seconds West, departing said South right-of-way, 124.03 feet along the common line between said Cordillera High Hills Investments tract and said Torres "Tract 2" to a 1/2" iron rod found for the West corner of said Torres "Tract 2" and an inside corner of the residual of a (called) 7.090 acre Laurent Delagrangue tract (Vol. 1791, Pg. 885 F. C. O. R. );

Thence South 42 degrees 58 minutes 26 seconds West, 361.93 feet along the common line between said Cordillera High Hills Investments tract and said Delagrangue tract to a 1/2" iron rod found for the East corner of Lot 62 of Bluff Haven Subdivision (Vol. 1, Pg. 11 F.C.P.R.), for an angle point in said Delagrangue tract, the South corner of said Cordillera High Hills Investments tract and the South corner of the herein described tract;

Thence North 45 degrees 09 minutes 16 seconds West, along the common line between said Cordillera High Hills Investments tract, said Lot 62 and the North end of "Richard Road" (60' right-of-way- Vol. 1, Pg. 11 F.C.P.R.), passing at 171.87 feet a 1/2" iron rod found, and continuing for a total distance of 231.87 feet to a 1/2" iron rod found for the North corner of said Richard Road, also being the original East corner of Lot 61 of said Bluff Haven Subdivision;

Thence South 44 degrees 49 minutes 38 seconds West, 5.00 feet along the common line between said "Richard Road" and said Cordillera High Hills Investments tract to a 1/2" iron rod found;

Thence departing said Richard Road and along the Southwesterly line of said Cordillera High Hills Investments tract as follows:

North 45 degrees 10 minutes 22 seconds West, 30.00 feet to a 1/2" iron rod found;

North 44 degrees 49 minutes 38 seconds East, 5.00 feet to a 1/2" iron rod found in the common line between said Cordillera High Hills Investments tract and said Lot 61;

Thence North 45 degrees 10 minutes 22 seconds West, 100.00 feet along said common line to a 1/2" iron rod found in the Southeast line of Lot 2 of Park Place Amended Subdivision (Vol. 2 Pg. 81 F.C.P.R. ), for the North corner of said Lot 61, the West corner of said Cordillera High Hills Investments tract and the West corner of the herein described tract, from which a 5/8" iron rod found bears North 44 degrees 49 minutes 38 seconds East, 1.37 feet;

Thence North 44 degrees 49 minutes 38 seconds East, along the common line between said Cordillera High Hills

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Investments tract and Lots 1 & 2 of said Park Place Amended, passing at 33.08 feet a 1/2" iron rod found, and continuing for a total distance of 104.31 feet to a point in the South line of a (called) 0.594 acre Ginger Investment Company tract (Vol. 1182, Pg. 644 F.C.O.R.), for the Northeast corner of said Lot 1 of Park Place Amended, an interior corner of said Cordillera High Hills Investments tract and an interior corner of the herein described tract, from which a 1/2" iron rod found bears South 59 degrees 42 minutes 23 seconds East, 0.36 feet;

Thence South 77 degrees 37 minutes 37 seconds East, along the common line between said Cordillera High Hills Investments tract, said Ginger Investment Company tract and said Stephanie Simmons tract, passing at 34.16 feet a 1/2" iron rod found, and continuing for a total distance of 104.09 feet to the PLACE OF BEGINNING, and containing 2.557 acres.

**FILED**

**MAR 03 2026**

*10:55 am*

*Brenda Fietsam PV*

BRENDA FIETSAM

CO. CLERK, FAYETTE CO., TEXAS