



VG-1443-2024-2403808

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2403808

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: July 16, 2024 10:05 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: 2403808
Receipt Number: 20240716000009
Recorded Date/Time: July 16, 2024 10:05 AM
User: Jamie M
Station: CCLERK02

Record and Return To:

DEBORAH L. LEMONS
P.O. BOX 423
CENTERVILLE TX 75833



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: July 9, 2024

DEED OF TRUST

Date: November 18, 2023

Grantor: Naftali S. Ambetsa
3508 38th Street
Lubbock, TX 79413

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: Document No. 20231226000005, Real Property Records of Freestone County, Texas

Property: *Tract Fifty-Two (52) of Colt Ranch & Land Partners II, LP, being 11.00 acres out of the James T. Caddle Survey, A-137, Freestone County, Texas, more fully described in Exhibit "A" attached.*

Note

Date: November 18, 2023

Amount: \$90,500.00

Debtor: Naftali S. Ambetsa

Holder: Colt Ranch and Land Partners II, LP

DATE OF SALE OF PROPERTY: August 6, 2024

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.

FILED FOR RECORD
At 10:02 o'clock A M

JUL 16 2024

By Renée Gregory
Clerk County Court, Freestone County, Texas


DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on July 9, 2024 by Deborah L. Lemons.



Ginger Franklin
NOTARY PUBLIC, STATE OF TEXAS

Tract 52
11.00 Acres

James T. Caddell Survey
Abstract No. 137

STATE OF TEXAS §
COUNTY OF FREESTONE §

A **METES & BOUNDS** description of a certain 11.00 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 11.00 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 over and across said 298.76 acre tract, the following four (4) courses and distances:

1. South 56°26'04" East, 1954.24 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter) being the **POINT OF BEGINNING** and the most southerly corner of the herein described subject tract,
2. North 08°35'43" West, 965.04 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);
3. South 86°46'17" East, 973.04 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);
4. North 85°05'04" East, passing at 457.70 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones|Carter), continuing in all a total distance of 475.70 feet to a point-for-corner, marking an east 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 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, the following two (2) courses and distances:

1. South 07°39'59" East, 0.12 feet to a point for corner;
2. South 09°56'19" East, 29.88 feet to a point-for-corner, marking an east corner of the herein described subject tract;

THENCE over and across said 298.76 acre tract, the following four (4) courses and distances:

Page 1 of 2

EXHIBIT "A"

Tract 52
11.00 Acres

James T. Caddell Survey
Abstract No. 137

1. South $85^{\circ}04'19''$ West, passing at 18.00 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones|Carter), continuing in all a total distance of 479.15 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);
2. North $86^{\circ}47'54''$ West, 417.72 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);
3. South $07^{\circ}07'26''$ East, 705.05 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);
4. South $68^{\circ}51'06''$ West, 535.44 feet to the POINT OF BEGINNING, CONTAINING 11.00 acres of land in Freestone County, Texas as shown on Dwg No. 16065 filed in the offices of Jones|Carter in College Station, Texas.

