NOTICE OF SUBSTITUTE TRUSTEE'S SALE			
STATE OF TEXAS	S	FILED FOR RECORD VCOLORADO COUNTY, TX	
COUNTY OF COLORADO	S S	2023 DEC 12 PM 2: 34	
DEED OF TRUST: Date: Grantor: Original Beneficiary: Trustee: Recording Info:	July 21, 2020 Jose Manuel Almaraz Diaz and Brenda Mariana Garcia Nino Hawthorne Ventures, LP Caroline Ortego In Volume 936 Page 369 of the Real Property Records of Colorado County, Texas		
CURRENT BENEFICIARY:	3602 REI, LLC		
SUBSTITUTE TRUSTEE: SUBSTITUTE TRUSTEE AD	David Garvin and/or Bruce M. Bad	Debby Jurasek and/or Megan Randle and/or Ebbie Murphy and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger ESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471	
PROPERTY DESCRIPTION:	TBD COUNTY ROAD 207, EAGLE LAKE, TX 77434, ALSO KNOWN AS CALLED TRACT 7B, A 14.513 ACRE TRACT OF LAND SITUATED IN THE G.H. & H. RR. CO. SURVEY, ABSTRACT NUMBER 674, COLORADO COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 155.45 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE VENTURES, LP., RECORDED IN VOLUME 890, PAGE 114 OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS, (O.P.R.C.C.T.), SAID 14.513 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT A.		
DATE OF SALE:Tuesday, January 2, 2024TIME OF SALE:No earlier than 1:00 PM and to be concluded within three hours of such time.PLACE OF SALE:In the area designated by the Colorado County Commissioners Court or, if no area is			

ALE: No earlier than 1:00 PM and to be concluded within three hours of such time. SALE: In the area designated by the Colorado County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Colorado County Courthouse, or, if there is no such entrance, then at the west wall of the Colorado County County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: December 11, 2023

Debby Jurasek and/or Megan Randle and/or Ebbie Murphy and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger Substitute Trustee

**PREPARED BY: BADGER LAW** PLLC 3400 Ave. H, Second Floor Rosenberg, TX 77471

Exhib.t

TADZ35

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303 (936)756-7447 FAX (936)756-7448 FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION 14.513 ACRES IN THE G.H.&H. RR. CO. SURVEY, ABSTRACT NUMBER 674 COLORADO COUNTY, TEXAS

BEING a 14.513 acre tract of land situated in the G.H.&H. RR. Co. Survey, Abstract Number 674, Colorado County, Texas, being a portion of that certain called 155.45 acre tract described in instrument to Hawthorne Ventures, LP., recorded in Volume 890, Page 114 of the Official Public Records of Colorado County, Texas (O.P.R.C.C.T.), said 14.513 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found in the apparent common line between said GH.&H. RR. Co. Survey and the T.&N.O. RR. Co. Survey, Abstract Number 572, the northeasterly margin of County Road 207 (C.R. 207), for the common southerly corner of said 155.45 acre tract and that certain called 11424.65 acre tract, now or formerly owned by 3S Real Estate Investments, LLC., recorded in Volume 880, Page 614, O.P.R.C.C.T., from which a 5/8 inch iron rod with cap found for reference, bears South 47°29'16" East, 152.36 feet;

THENCE North 32°36'58" East, 980.16 feet, with the common line between said 155.45 acre tract and said 11424.65 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for POINT OF BEGINNING, the westerly corner of the herein described 14.513 acre tract;

THENCE North 32°36'58" East, 637.28 feet, continuing with said common line, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 14.513 acre tract, from which a 5/8 inch iron rod found for the northerly corner of said 155.45 acre tract, bears North 32°36'58" East, 1315.38 feet;

THENCE South 57°23'02" East, 1082.36 feet, severing said 155.45 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly line of that certain 25.000 acre tract shown to be owned by Allied Amertex, LLC., per Colorado County Appraisal District (C.C.A.D.) being the easterly corner of the herein described 14.513 acre tract, from which a 5/8 inch iron rod with cap found for reference, bears North 42°31'05" East, 1105.48 feet;

THENCE South 42°31'05" West, 600.62 feet, with the common line between said 155.45 acre tract and said 25.000 acre tract, to a 5/8 inch iron rod with cap found for a common corner of the same, being the easterly south corner of the herein described 14.513 acre tract;

THENCE North 60°03'03" West, 980.14 feet, continuing across said 155.45 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 14.513 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 30, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H489-04.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

March 26, 2020 Date



Carey A. Johnson R.P.L.S. No. 6524

