

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
COLORADO COUNTY, TX

2025 FEB -7 AM 11:56

KIMBERLY MENKE MK  
COUNTY CLERK

THE STATE OF TEXAS §

COUNTY OF COLORADO §

**Date: February 5, 2025**

**Deed of Trust:**

**Date: September 27, 2024**

**Grantor: Shontai Charity, 6420 Richmond Avenue, Suite 202, Houston, Texas 77057**

**Beneficiary: Legacy Land Group Ltd.**

**Recorded in Volume 1075, Page 357, Official Public Records, Colorado County, Texas.**

**Property: Being a 11.35 acre tract of land known as Tract 47 and being part of the G. H. & H. RR. Co. Survey, A-664, Colorado County, Texas and being more particularly described by metes and bounds in Exhibit "A" filed in Volume 1075, Page 357, of the Official Public Records, Colorado County, Texas.**

**Date of Sale: March 4, 2025**

**Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. and no later than 3:00 p.m.**

**Place of sale of Property: Colorado County Courthouse Annex, 318 Spring Street, Room 103, Columbus, Texas 78934**

**Designated Area: Colorado County Courthouse Annex, or in any other area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.**

**Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.**

**The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**



**Substitute Trustee - Dean Murphy or Gordon  
Murphy or Timothy Murphy or Julissa Govea-  
Lopez**

**For more information:**

**P.O. Box 1249  
San Marcos, Texas 78667  
512-396-5115**