

2025 MAR -7 PM 2: 10

KIMBERLY MENKE  
COUNTY CLERK

MK

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS §

COUNTY OF COLORADO §

Date: March 6, 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: April 1, 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