

NOTICE OF TRUSTEE'S SALE

DATE: January 7, 2026

DEED OF TRUST

FILED

Date: October 2, 2021

JAN 12 2026

100PM

Grantor: Chris Villa
Jessy Andrew Villa
17116 Harpers Trace Apt. 2214
Conroe, TX 77385

AMY KAISER
CLERK, COUNTY COURT
BY 
LEON COUNTY TEXAS

Beneficiary: Sandstone Capital, LP
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Volume 1852, Page 242, Official Records of Leon County, Texas.

Property: *7.29 acres of land, being Tract Forty-Two (42) of DAWN LAND COMPANY, a subdivision in Leon County, Texas, according to the map or plat thereof recorded in Env. 191-A of the Map and Plat Records of Leon County, Texas.*

Note

Date: October 2, 2021

Amount: \$85,500.00

Debtor: Chris Villa and Jessy Andrew Villa

Holder: Sandstone Capital, LP

DATE OF SALE OF PROPERTY: February 3, 2026

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Centerville, Texas, at the Leon 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.

DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS

COUNTY OF LEON §

This instrument was acknowledged before me on January 7, 2026 by Deborah L. Lemons.

NOTARY PUBLIC, STATE OF TEXAS

