

5-6 F15

Notice of Trustee Sale

Date: April 01, 2025

Mortgagee: Vega Land Investments LLC.

Note: Note dated **June 01, 2020**, in the original principal amount of **\$18,250.00**

Deed of Trust

Date: June 01, 2020

Grantor: Lorena Ledesma Guerra

Mortgagee: Vega Land Investments LLC.,

Recording Information: County Clerk's File No. **2020-20504**, of the Official
Public Records of Hunt County, Texas

Property: A0933 RIVIER WILLIAM K, TRACT B-44A, ACRES 0.91 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 761 PAGE 30 AND CONSTABLE DEED DOC#2017-08655 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS.

Trustee's Name: Kevin A. Velasquez-Garcia
Trustee's Address: 615 N. Main ST.
Crandall, TX 75114

County: Hunt

Date of Sale (first Tuesday of the month): May 06, 2025

Time of Sale: 10:00 A.M. to 12:00 P.M.

Place of Sale: Place designated by the Commissioner's Court of HUNT County, Texas.

FILED FOR RECORD
at 10:40 o'clock A M

APR 03 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

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 reserved 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.

By:


Kevin A. Velasquez-Garcia

Questions concerning the sale may be directed to the undersigned or the beneficiary,
VEGA LAND INVESTMENTS LLC.,
615 N Main St, Crandall, TX 75114, please call (972) 472-5080.