

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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 SERVICE 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.

Date: August 14, 2023

Substitute Trustee: George F. May

Substitute Trustee's Address: 1410 Stonehollow Dr., Suite 800
Kingwood, TX 77339
Telephone: (713) 659-0000

Mortgagee: Wild Frontier Acquisitions, LLC ("Lender" or "Beneficiary")
assignee of Community Loans & Investments, LLC

Mortgagee's Address: PO Box 6574
Kingwood, TX 77325-6574

Promissory Note ("Note")

Note Date: October 27, 2021

Original Principal Amount: \$2,600,000.00

Borrower: Shambhala Treatment Center, LLC
1701 SW Loop 304
Crockett, TX 75835

Original Lender: Community Loans & Investments, LLC
1032 East 14th Street
San Leandro, CA 94577

Current Lender: Wild Frontier Acquisitions, LLC ("Lender" or "Beneficiary")
1500 S. Dairy Ashford Rd., Suite 325
Houston, TX 77077

Deed of Trust (“Deed of Trust”)

Deed of Trust Dated: October 27, 2021

Grantor: Shambhala Treatment Center, LLC
1701 SW Loop 304
Crockett, TX 776835

Original Trustee: FCI Lender Services, Inc.
8180 E. Kaiser Blvd.
Anaheim, CA 92808

Original Beneficiary: Community Loans & Investments, LLC
1032 East 14th Street
San Leandro, CA 94577

Beneficiary by Assignment: Wild Frontier Acquisitions, LLC (“Lender”)
1500 S. Dairy Ashford Rd., Suite 325
Houston, TX 77077

Recording Information: Deed of Trust recorded under Document Number 20213948 on November 8, 2021 in the Official Records of Houston County, Texas.

Substitute Trustee: George F. May

Substitute Trustee’s Address: 1410 Stonehollow Dr. Suite 800
Kingwood, TX 77339
Telephone: (713) 659-0000

Recording Information: Appointment of Substitute Trustee contemporaneously recorded on August 14, 2023 in the Official Records of Houston County, Texas.

1. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, the Beneficiary as the owner and holder of the Note has requested Substitute Trustee to sell the property.
2. Mortgagee has appointed George F. May as Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.
3. If Lender passes the Substitute Trustee’s Sale, notice of the date and any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. Property to be Sold. The property to be sold is described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF BY REFERENCE AS EXHIBIT "A". A.P.N. 3410, 3411, 31184

Which has an address of 1701 SW Loop 304, Crockett, TX 75835

5. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust recorded under Document Number 20213948 on November 8, 2021 in the Official Records of Houston County, Texas.

6. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **September 5, 2023.**

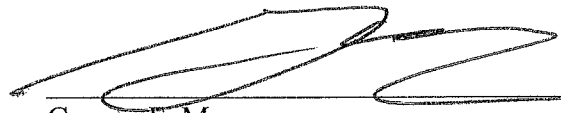
Time: As required, the sale will be held between the hours of 10:00 a.m. and 4:00 p.m. The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.

Place: The sale will be held at the area designated by the Commissioners Court of HOUSTON County, Texas for such sales (OR AT THE EAST SIDE OF THE COURTHOUSE). If the preceding area is no longer the designated area, the sale will be held at the location designated by the HOUSTON County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

7. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting Lender to have the bid credited to the Note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided under the deed of trust.
8. Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.
9. The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.
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10. Pursuant to section 51.9975 of the Texas Property Code, the Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.
11. Notice is given that the sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AS IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



George F. May
1410 Stonehollow Dr. Suite 800
Kingwood, TX 77339
Telephone: (713) 659-0000

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared George F. May, individually, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

SWORN TO AND SUBSCRIBED before me on this 14th day of August, 2023.



Notary Public, State of Texas

After Recording Please Return To:

Wild Frontier Acquisitions
1500 S. Dairy Ashford Rd., Suite 325
Houston, TX 77077

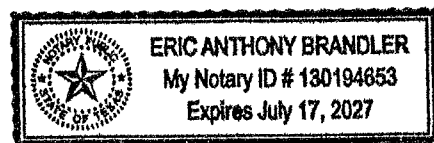


EXHIBIT "A"

Field Notes for 69.659 Acres
FRANK JOHNSON SURVEY, A-46
City of Crockett
Houston County, Texas

69.659 acres out of and a part of the FRANK JOHNSON SURVEY, A-46, in City of Crockett, Houston County, Texas, and being out of and a part of the Texas Youth Commission called 81.83 acres tract, and being out of and a part of a called 32.6 acres tract, described in a deed recorded in Vol. 277, Page 221 of the Houston. County Deed Records. which 69.659 acres more particularly described by metes and bounds as follows:

BEGINNING on a found concrete R.O. W. marker (top broke off) for the North East corner of this tract and being in the South East R.O.W. of Crockett Loop 304, and being in the West line of the Missouri Pacific Railroad;

THENCE S 18 deg. 22 min. 30 sec. W, 2058.07 feet to a ½ inch iron rod found for corner in the West R.O.W. of said Missouri Pacific Railroad and being in the South line of the said original called 32.6 acres tract, and being in a South line of the Crockett City Limits and also being a North East corner of the now or formerly Karl L Leediker called 174.53 acres tract, recorded in Vol 791, Page 895 of the Official Records of Houston County, Texas;

THENCE N 88 deg. 27 min. 07 sec. W, 480.66 feet to a ½ inch iron rod set at fence corner, same being the South, South West corner of the said original called 81.83 acres tract, and being in a North line of the said called 174.53 acres tract, and being the East corner of the now or formerly Julius Odums called 14.23 acres tract, recorded in Vol. 1006, Page 674 of the Official Records of Houston County;

THENCE N 20 deg. 02 min. 16 sec. W, at 468.52 feet passing a ½ inch iron rod found on line, and at a total distance of 1164.44 feet to a ½ inch iron rod found for corner, same being in the North East line of the now or formerly Crockett I.S.D. called 11.18 acres tract;

THENCE N 24 deg. 49 min. 38 sec. W, 838.23 feet to a ½ inch iron rod set for corner, same being the South East corner of the now or formerly Douglas and Carolyn Tomlin called 0.97 acre tract, recorded in Doc. No. 0610778 of the Official Records of Houston County;

THENCE N 24 deg. 59 min. 05 sec. W, 312.32 feet to a ½ inch iron rod set for corner, same being the North, North East corner of the said 0.97 acre tract, and being in a South West line of the said Crockett City Limits, and also being in the South East R.O.W. of F.M. 2110, R.O.W.;

THENCE along with and near the South East R.O.W. of said F.M. Hwy. No. 2110, as follows: N 49 deg. 09 min. 37 sec. E, 309.43 feet, N 51 deg. 52 min. 52 sec. E, 217.64 feet, N 58 deg. 05 min. 36 sec. E, 135.14 feet, N 62 deg. 34 min. 49 sec. E, 132.78 feet, and N 65 deg. 44 min. 04 sec. E, 85.94 feet to and "X" marked in concrete, for corner in same, same being in the South R.O.W. of said Crockett Loop 304;

THENCE along with the South line of the said Crockett Loop 304, as follows: S 70 deg. 15 min. 44 sec. E, 172.43 feet to a ½ inch iron rod for corner, S 41 deg. 27 min. 40 sec. E, 41.50 feet, S 50 deg. 02 min. 31 sec. E, 199.88 feet, S 53 deg. 56 min. 12 sec. E, 189.31 feet, S 58 deg. 30 min. 50 sec. E, 191.46 feet, S 63 deg. 32 min. 57 sec. E, 207.52 feet, S 68 deg. 05 min. 09 sec. E, 109.32 feet, S 61 deg. 53 min. 12 sec. E, 133.01 feet, and S 71 deg. 36 min. 06 sec. E, 244.53 feet to the place of beginning and containing 69.659 acres of land more or less.

Field Notes Prepared January 7, 2014.

Terri Meadows
COUNTY CLERK



401 East Houston Avenue, First Floor
Crockett, TX 75835
PHONE (936) 544-3255, ext. 242

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 20232658
FILED FOR RECORD ON : 8/14/23 3:34 PM

Book: _____ Page: _____
of Pages: 7

SUBMITTER: TWOMEY|MAY, PLLC

RETURN TO:

TWOMEY|MAY, PLLC
PICK UP

Grantor MAY, GEORGE F.
Grantor WILD FRONTIER ACQUISITIONS, LLC
Grantee SHAMBHALA TREATMENT CENTER,
LLC

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped here on by me and was duly RECORDED in the Official Public Records of Houston County County, TX.

Terri Meadows
County Clerk, Houston County County, Texas

BY:

Terri Meadows

Deputy

**ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW**