

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, SHAMBALA TREATMENT CENTER, LLC delivered that one certain Deed of Trust dated OCTOBER 27, 2021, which is recorded in INSTRUMENT NO.; 20213948 of the real property records of HOUSTON County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$2,600,000.00 payable to the order of COMMUNITY LOANS & INVESTMENTS, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, COMMUNITY LOANS & INVESTMENTS, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, JUNE 6, 2023, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.


The sale will occur at that area designated by the Commissioners Court of HOUSTON County, Texas, for such sales (OR AT EAST SIDE OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of FCI LENDER SERVICES, INC., the Mortgagee or Mortgage Servicer, is P.O. BOX 28720, ANAHEIM, CA 92809. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

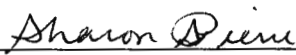
Dated: MAY 15, 2023.

FILE NO.: FCI-1050
PROPERTY: 1701 SW LOOP 304
CROCKETT, TX 75835

SHAMBALA TREATMENT CENTER, LLC


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SHERYL LAMONT OR
ROBERT LAMONT OR HARRIETT FLETCHER OR
SHARON ST. PIERRE

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263


Posted by Sharon St. Pierre, May 15, 2023.



4785384

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.

FILE NO.: FCI-1050
SHAMBALA TREATMENT CENTER, LLC