

## Notice of Foreclosure Sale

### Deed of Trust ("Deed of Trust"):

Dated: September 9, 2021

Grantor: Bella Terra Custom Homes, LLC

Trustee: RONALD K. BALLARD

Lender: ENLIFE, L.P. a Texas limited partnership

Recorded in: Chambers County, Texas as instrument number 2021-172665

Legal Description: Lot Five (5), in Block One (1), of Tower Terrace, Section One, a Subdivision in Chambers County, Texas, according to the map or plat thereof recorded in Volume "B", Page 85, of the Map Records of Chambers County, Texas;

Commonly known as 2223 W. Osage, Baytown, Texas 77523.

Secures: Secured Promissory Note ("Note") in the original principal amount of \$110,000.00, executed by Bella Terra Custom Homes, LLC ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Maria Guzman, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053

Maria Guzman  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053

Foreclosure Sale:

Date: September 5, 2023

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**



Place: Chambers County Courthouse in Anahuac, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of 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.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

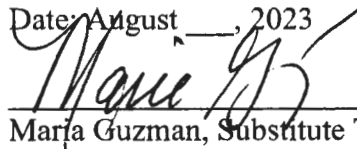
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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 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.

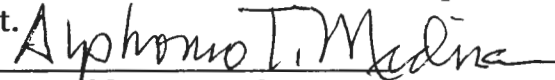
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

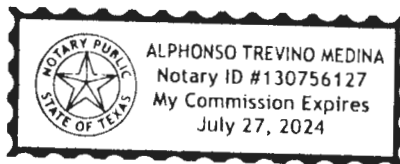
Date: August 13, 2023



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Maria Guzman, Substitute Trustee  
David L. Pritchard, Substitute Trustee and Attorney  
for Mortgagee  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224

On this 8/13/2023 2023, before me, the undersigned notary public, personally appeared Maria Guzman, known to me to be the person whose name is subscribed to the within instrument.

  
\_\_\_\_\_  
Notary Public, State of TEXAS



**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 8/14/2023 1:20:25 PM**  
**Doc Number: 2023-3240**  
**Number of Pages: 3**  
**Amount: 10.00**  
**Order#:20230814000045**  
**By: LM**



Heather H. Hawthorne, County Clerk

Recorded: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Heather Hawthorne", written over the "Recorded:" line.