

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date** January 19, 2024  
**Grantor(s):** Yolanda Andrade Mazadiego and Guillermo Camacho  
**Original Payee:** Windy Hill Acres, LLC a Texas Limited Liability Company

**Deed of Trust Information:** Executed January 19, 2024, recorded in the public records of Titus County, Texas, in or under File No. 20240221  
**Current Mortgage Holder:** Lot Yield, LLC, a Delaware Limited Liability Company  
**Property County:** Titus County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Titus County, Texas, being more particularly described in Exhibit "A". (more particularly described in the loan documents).


**Date of Sale:** 1/7/2025  
**Earliest Time Sale Will Begin** 10:00 A.M.  
**Place of Sale of Property:** SOUTH END OF THE COURTHOUSE ON THE STEPS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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**

**ACTIVE MILITARY SERVICE NOTICE**

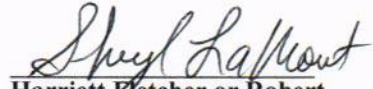
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

FILED FOR RECORD  
2024 DEC 17 A 11:52  
COUNTY CLERK TITUS CO TX  
BY  DEPUTY

The Mortgagee, whose address is:

Lot Yield, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12/17/2024



**Harriett Fletcher or Robert  
LaMont or Ronnie Hubbard or  
Sharyl LaMont or Allan Johnston  
or Lucia Cortinas or Michelle  
Figueroa or Enrique Loera or  
Susana Garcia or Donna Brammer  
or Katrina Rodriguez or Cesar  
Acosta or Rinki Shah or Theresa  
Phillips or David Cerda or Jose  
Martinez or Mark Laffaye or  
Alexander Lawson or Maria  
Dabrowska or Lesbia Longoria or  
Emilio Martinez or Miguel Alberto  
Molina Álvarez or Sarah Friedman  
or Viridiana Silva or Tami  
Machoka or William Koeing or  
Eduardo Silva or Peggy Munoz or  
Kenneth David Fisher or John  
Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

## Exhibit "A"

### Property (including any improvements):

Being a 12.54 acre tract or parcel of land situated in the A. Hill Survey, Abstract No. 257, Titus County, Texas, and being part of the remainder of that certain called 284.34 acre tract of land conveyed from Welco Land Company, LLC, a Texas Limited Liability Company, to Windy Hill Acres, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20222967, Public Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found at the Northwest corner of the remainder of said 284.34 acre tract, at an angle point in the East line of a called 12.48 acre tract of land conveyed to Jesus Canó Pena, et al, by deed as recorded in File No. 20231716, Public Records, Titus County, Texas, at the most Southerly Southwest corner of that certain called 18.737 acre tract of land conveyed to Dustyn Taylor Carruth, by deed as recorded in File No. 20194253, Public Records, Titus County, Texas, at an ell corner of a called 9.53 acre tract of land, described as an Ingress & Egress Easement, described in a deed as recorded in File No. 20231716, Public Records, Titus County, Texas, and at or near the centerline intersection of County Road 1240 with County Road 1242, from which a 1/2 inch iron rod found at the Northeast corner of said 12.48 acre tract and an ell corner of said 18.737 acre tract bears North 00 degrees 04 minutes 43 seconds East, a distance of 287.53 feet;

THENCE North 87 degrees 25 minutes 08 seconds East, with a North line of said 284.34 acre tract, with the most Southerly South line of said 18.737 acre tract, with the South line of that certain called 4.800 acre tract of land conveyed to Jaime Martinez, by deed as recorded in File No. 20184368, Public Records, Titus County, Texas, and generally along the centerline of County Road 1240, a distance of 837.78 feet to a point at the most Easterly Northeast corner of the remainder of said 284.34 acre tract and at the Northwest corner of a called 66.29 acre tract of land conveyed to Pablo Alvarez Bernardino, et al, by deed as recorded in File No. 20232681, Public Records, Titus County, Texas;

THENCE South 00 degrees 06 minutes 54 seconds East, with the East line of the remainder of said 284.34 acre tract and with the West line of said 66.29 acre tract, passing at 35.03 feet a 1/2 inch iron rod found capped "By-Line" for reference, continuing for a total distance of 664.79 feet to a 1/2 inch iron rod set capped "By-Line" for corner, from which 1/2 inch iron rod found capped "RPLS 4021" at the most Easterly Southeast corner of the remainder of said 284.34 acre tract and at the Southwest corner of said 66.29 acre tract bears South 00 degrees 06 minutes 54 seconds East, a distance of 2,341.78 feet;

THENCE South 89 degrees 53 minutes 06 seconds West, over and across said 284.34 acre tract, passing; at 817.98 feet a 1/2 inch iron rod set capped "By-Line" for reference in the East line of said 9.53 acre tract, continuing for a total distance of 852.98 feet to a point for corner on the centerline of said 9.53 acre tract and at or near the centerline of County Road 1242;

THENCE North 01 degrees 20 minutes 27 seconds East, partially over and across the remainder of said 284.34 acre tract and partially with the East line of said 12.48 acre tract, along the centerline of said 9.53 acre tract, and generally along the centerline of County Road 1242, a distance of 628.95 feet to the POINT OF BEGINNING and CONTAINING 12.54 acres of land.