

**NOTICE OF TRUSTEE'S SALE**

Date of Notice: January 27<sup>th</sup>, 2025  
Trustee: Balakrishnan Amburayath  
Trustees'  
Addresses: 623 Hidden River Drive  
Frisco, TX 75036

Lender: CR455 MERKEL LLC, a Texas limited liability company  
623 Hidden River Drive.  
Frisco, Texas 75036

Holder: CR455 MERKEL LLC, a Texas limited liability company  
623 Hidden River Drive  
Frisco, TX 75036

Note: That certain Promissory Note Title dated July 9<sup>th</sup>, 2024 from Mark Anthony Calero, as borrower, to Lender, as lender, in the original principal amount of **\$75,000**.

Deed of Trust:

Date: Effective as of July 9<sup>th</sup>, 2024  
Grantor: Mark Anthony Calero  
Lender: CR455 MERKEL LLC, a Texas limited liability company  
Holder: CR455 MERKEL LLC, a Texas limited liability company  
Recording Information: File # 242058 Jones County, TX

Property: **LOT 4 BEING A TRACT OF LAND OUT OF 80.45 ACRES OF LAND OUT OF THE NORTHEAST ¼ OF SECTION 17 BLOCK 17, T. & P. RR. CO. LANDS, A-407, JONES COUNTY, TEXAS, AND BEING THE SAME LAND AS DESCRIBED IN THE DEED RECORDED IN INSTRUMENT #206329, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS.**

County: Jones County, Texas

Date of Sale (first Tuesday of the month): March 4<sup>th</sup>, 2025

Time of Sale: 10:00 a.m. or 1:00 p.m.

Place of Sale: Jones County Courthouse, 100 Courthouse Square, Anson, TX 79501

Balakrishnan Amburayath (individually, a "Trustee") has been appointed by Holder as a Trustee under the Deed of Trust. Holder has instructed them as Trustee

**POSTED NOTICE**

**DATE** 02/10/25 **TIME** 8:34 AM

CeeAnn Jennings  
**JONES COUNTY CLERK, JONES CO., TX**

**BY:** Anil Lozano

or as an individual Trustee, whichever the case may be, to offer the Property for sale toward satisfaction of said Note.

Notice is given that on the Date of Sale, a Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee(s) may bind and obligate the mortgagor(s) to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations or warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. 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.

*Burst* 1-29-2025

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Balakrishnan Amburayath, Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF Denton §

This instrument was acknowledged before me on this 29<sup>th</sup> day of January 2025, by Balakrishnan Amburayath, Trustee, in such capacity.

*Richard Calvin*  
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NOTARY PUBLIC, STATE OF TEXAS

**AFTER FILING RETURN TO:**

CR455 MERKEL LLC  
623 Hidden River Drive,  
Frisco, TX 75036

