

98 NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 10th, 2025

Note: Real Estate Lien Note described as follows:

Date: February 24, 2022
Maker: Sacramento Ledesma, Jr.
Payee: Jack Quinn
Original Principal Amount: \$60,000.00

Deed of Trust: Deed of Trust described as follows:

Date: February 24, 2022
Grantor: Sacramento Ledesma, Jr.
Trustee: Cindy Maria Garner
Beneficiary: Jack Quinn
Recorded: Instrument No. 20220640 in the Official Records of Houston County, Texas

Lender: JACK QUINN

Borrower: SACRAMENTO LEDESMA, JR.

Property: The real property described as follows:

FIRST TRACT: 1.932 acres out of and a part of the A.E. GOSSETT SURVEY, A-423, in the City of Crockett, Houston County, Texas.

SAVE AND EXCEPT: 0.291 acres out of and a part of the A.E. GOSSETT SURVEY, A-423, in the City of Crockett, Houston County, Texas.

FURTHER SAVE AND EXCEPT: 0.507 acres out of and a part of the A.E. GOSSETT SURVEY, A-423, in the City of Crockett, Houston County, Texas.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

SECOND TRACT: 30 foot easement out of and a part of the A.E. GOSSETT SURVEY, A-423, in the City of Crockett, Houston County, Texas.

All tracts being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and made a part hereof.

THIRD TRACT: All that certain lot, tract or parcel of land in the City of Crockett, Houston County, Texas, out of and a part of the A. E. GOSSETT SURVEY, A-423 more particularly described by metes and bounds on EXHIBIT "A" attached hereto and made a part hereof.

FOURTH TRACT: 0.089 acre out of and a part of A.E. GOSSETT SURVEY, A-423, City of Crockett, Houston County, Texas, and also being a part of a proposed Future St. owned by Alma Turner Tillman, which 0.089 acre more particularly described by metes and bounds on EXHIBIT "A" attached hereto and made a part hereof.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

Substitute Trustee: JOE SCOTT EVANS

Substitute Trustee's Mailing Address: P.O. Drawer 310
Groveton, Texas 75845

Date and Time of Substitute Trustee's Sale of Property:

May 6, 2025, the first Tuesday of the month, to commence at 1:00 p.m., or within three (3) hours after that time.

Place of Substitute Trustee's Sale of Property: At the East side of the Houston County Courthouse located at 401 E. Houston Ave., Crockett, Texas 75835, or as designated by the County Commissioners.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 10th, 2025.

JS



JOE SCOTT EVANS, Substitute Trustee

EXHIBIT "A"

FIRST TRACT:

Being 1.932 acre out of and a part of the A. E. GOSSETT SURVEY, A-423 in the City of Crockett, Houston County, Texas, and also being out of and a part of the same land described in a deed from W. R. Turner et ux, et al, to Turner-Dykes Lumber Company, dated August 23, 1957, recorded in Vol. 328, Page 446 in the Houston County Deed Records, which 1.932 acre more particularly described by metes and bounds as follows:

BEGINNING on an Iron Pipe set for the N.E. corner of this tract and the S.E. corner of the Mary Allen Seminary tract and being in the West line of State Hwy. No. 287;

THENCE S 29 deg. 20' E with the West R.O.W. line of said Hwy. 194.0 feet to R.R. Spike set for corner in same, same being the S.E. corner of this tract;

THENCE S 62 deg. 13' W 247.2 feet to Iron Pipe set for corner;

THENCE N 27 deg. 03' W 56.0 feet to found Iron Rod for corner;

THENCE S 63 deg. 44' W 43.0 feet to found Iron Rod for corner same being the most West, South West corner of the original 1.3 acre tract;

THENCE S 89 deg. 49' W at 79.5 feet passing a found Iron Rod for the N.E. corner of Mrs. Alma Turner lot at a total distance of 178.5 feet to found Iron Pipe for corner same being the N.E. corner of the said Alma Turner lot;

THENCE N 17 deg. 49' W 130.5 feet to found Iron Pipe for corner same being in the South line of said Mary Allen Seminary tract;

THENCE N 72 deg. 16' 14" E at 184.33 feet passing a found Iron Pipe for the N.W. corner of the said 1.3 acre tract at a total distance of 426.33 feet to the place of beginning and containing 1.932 acre of land, as surveyed by C. R. Hodges, Registered Public Surveyor, Reg. No. 1645, Texas.

SAVE AND EXCEPT:

0.291 acre out of and a part of A. E. GOSSETT SURVEY, A-423, City of Crockett, Houston County, Texas and also being out of and a part of a 1.932 acre tract owned by Willie Josey also being known as the old Turner-Dykes Lumber Co. tract, which 0.291 acre more particularly described by metes and bounds as follows:

BEGINNING on an X marked in concrete for the North, North East corner of this tract, same being the West corner of a 0.507 acre tract and being S 60 deg. 39' 28" W 124.38 feet and S 29 deg. 20-00" E 15.46 feet from the North East corner of the said 1.932 acre tract;

THENCE S 29 deg. 05' 52" E 175.20 feet to X marked in concrete for corner, same being the South, South West corner of said 0.507 acre tract;

THENCE S 62 deg. 16' 55" W 71.16 feet to X marked in concrete for corner, same being the South East corner of a 0.225 acre tract;

THENCE N 30 deg. 10' 52" W 173.29 feet to iron rod set for corner, same being the North, North East corner of said 0.225 acre tract;

THENCE N 60 deg. 39' 28" E 74.42 feet to the place of beginning and containing 0.291 acre of land, more or less.

FURTHER SAVE AND EXCEPT:

0.507 acre out of and a part of A. E. GOSSETT SURVEY, A-423, City of Crockett, Houston County, Texas, and being out of and a part of a 1.932 acre tract owned by Willie Josey also being known as the old Turner-Dykes Lumber Co. tract, which 0.507 acre more particularly described by metes and bounds as follows:

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BEGINNING on an iron rod set for the North corner of this tract, same being S 29 deg. 20' 00" E 15.46 feet from the North East corner of the said 1.932 acre tract and also being in the West line of State Hwy. No. 287;

THENCE S 29 deg. 20' 00" E 178.83 feet to found nail in concrete same being in the West line of said State Hwy. No. 287;

THENCE S 62 deg. 16' 55" W 125.15 feet to X marked in concrete for corner, same being the South East corner of a 0.291 acre tract;

THENCE N 29 deg. 05' 52" W 175.29 feet to X marked in concrete for corner, same being the North East corner of said 0.291 acre tract;

THENCE N 60 deg. 39' 28" E 124.38 feet to the place of beginning and containing 0.507 acre of land more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

SECOND TRACT:

30 foot easement out of and a part of A. E. GOSSETT SURVEY, A-423, City of Crockett, Houston County, Texas, and being out of and a part of a 1.932 acre tract owned by Willie Josey, which 30 foot road easement more particularly described by metes and bounds as follows:

BEGINNING on a nail found in concrete for the East, South East corner of this easement, same being the East South East corner of said 1.932 acre tract and also being in the South West R.O.W. of State Hwy. No. 287;

THENCE S 62 deg. 16' 55" W 247.45 feet to iron rod for corner, same being the South South West corner of the said 1.932 acre tract;

THENCE N 27 deg. 11' 51" W 30.0 feet to corner in the West line of the said 1.932 acre tract;

THENCE N 62 deg. 16' 55" E 247.45 feet to corner in the South West R.O.W. line of State Hwy. 287 and the East line of the said 1.932 acre tract;

THENCE S 29 deg. 20' 00" E 30.0 feet to the place of beginning.

THIRD TRACT:

All that certain lot, tract or parcel of land in the City of Crockett, Houston County, Texas, out of and a part of the A.E. GOSSETT SURVEY, A-423, more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe driven at the NW corner of said tract also being the most west, by southwest corner of the Willie Josey 1.932 acre tract;

THENCE N 89 deg. 49' E 96.9 feet to an iron rod for corner;

THENCE S 22 deg. 10' E 108 feet to a 1/2" iron rod found for corner driven in the northerly line of a proposed future street location;

THENCE S 81 deg. 30' W 121.9 ft. with said street line to an iron pipe found for corner;

THENCE N 8 deg. 00' W 113 ft. to the PLACE OF BEGINNING.

FOURTH TRACT:

0.089 acre out of and a part of A.E. GOSSETT SURVEY, A-423, City of Crockett, Houston County, Texas and also being a part of a proposed Future St. owned by Alma Turner Tillman, which 0.089 acre more particularly described by metes and bounds as follows:

BEGINNING on an iron post for the North West corner of this tract and the South West corner of a 0.277 acre tract described in Vol. 727, Page 123, of the Houston County Deed Records;

THENCE N 84° 43' E 124.80 feet to iron rod found for corner, same being the South East corner of said 0.277 acre tract;

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THENCE S 20° 06' E 31.03 feet to stake for corner, same being in the South line of the said proposed Future Street;

THENCE S 84° 43' W 132.3 feet to corner in the South line of said proposed Street;

THENCE N 6° 07' 29" W 30.0 feet to the place of beginning and containing 0.089 acre of land more or less.