

By : Kayla Walker

(KW) Doc #

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 8, 2025

DEED OF TRUST:

Date: November 14, 2023
Grantor: Gilberto Martinez, Jr.
Beneficiary: Pineywoods Ranch Partners, LLC
Trustee: Mark Pigg

COUNTY WHERE PROPERTY IS LOCATED: Houston County, Texas

ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH /
MORGAN WIEBOLD / SHARON ST. PIERRE / ROBERT LAMONT /
DAVID GARVIN / SHERYL LAMONT / KELLY GODDARD

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

9816 Slide Road, Suite 201; Lubbock, Lubbock County, Texas, 79424

Recording Information: Deed of Trust recorded at Document No. 20234139 of the Official Public Records of Houston County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: November 14, 2023
Amount: \$320,876.70
Debtor: Gilberto Martinez, Jr.
Holder: Pineywoods Ranch Partners, LLC
Maturity Date: November 14, 2028

Date of Sale of Property (First Tuesday of the Month): Tuesday, February 4, 2025

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 10:00 a.m.

Place of Sale of Property: At the East Side of the Houston County Courthouse located at 401 E. Houston Avenue, Crockett, Texas 75835 or as designated by the County Commissioners.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property

described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

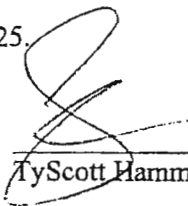
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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 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 notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 8th day of January, 2025.

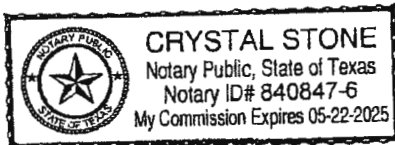


TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 8th day of January, 2025, by TyScott Hamm.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A
FIELD NOTE DESCRIPTION
TRACT 25
42.42 ACRES
IN THE GORDIANO BADILLO SURVEY, ABSTRACT NUMBER 4
HOUSTON COUNTY, TEXAS

BEING a 42.42 acre tract of land situated in the Gordiano Badillo Survey, Abstract Number 4, Houston County, Texas, being a portion of that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, LLC, recorded under Instrument Number 72834 of the Official Records of Walker County, Texas. (O.R.W.C.T.), said 42.42 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 2011.085 acre tract and that certain called 171.61 acre tract described in instrument to Jack C. Parker recorded in Volume 527, Page 216 of the Deed Records of Walker County, Texas (D.R.W.C.T.), being the southerly corner of the herein described 42.42 acre tract and **POINT OF BEGINNING**, from which a 4 inch round concrete monument with 3 inch disk found in the apparent northwesterly line of the John Bethea Survey, Abstract Number 89, for the apparent common easterly corner of the Harry G. Cern Survey, Abstract Number 123 and the James J. Holcomb Survey, Abstract Number 475, a common corner between said 2011.085 acre tract and that certain called 100 acre tract described in instrument to Pitts 2007 Properties, LTD, recorded under Clerk's File Number 801721 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), bears South 35°19'12" West, 10429.16 feet:

THENCE North 12°52'46" East, severing said 2011.085 acre tract, at a distance of 74.89 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of a cul-de-sac of a gravel road for reference, at a distance of 227.64 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of a cul-de-sac of a gravel road for reference, in all, a total distance of 2658.76 feet, to a calculated point in the approximate centerline of County Road 3585 (CR 3585), the common line between said 2011.085 acre tract and that certain remainder of a called 886.36 acre tract described as "Tract 33/R56" in instrument to Weldon Timberlands, LLC, recorded in Volume 906, Page 425, O.R.W.C.T., being the northerly corner of the herein described 42.42 acre tract:

THENCE in a southeasterly direction, with the approximate centerline of said CR 3585, the common line between said 2011.085 acre tract and said remainder of a called 886.36 acre tract, the following six (6) courses and distances:

1. South 40°13'58" East, 203.66 feet, to a calculated point for corner;
2. South 42°39'40" East, 215.50 feet, to a calculated point for corner;
3. South 42°17'58" East, 97.16 feet, to a calculated point for corner;
4. South 42°04'32" East, 867.43 feet, to a calculated point for corner;
5. South 42°07'14" East, 318.48 feet, to a calculated point for corner;
6. South 45°05'31" East, 1.56 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common corner of said 2011.085 acre tract and said 171.61 acre tract, being the easterly corner of the herein described 42.42 acre tract:

THENCE South 52°34'47" West, with said common line, at a distance of 22.82 feet, pass a 1/2 inch iron rod with cap found for reference, in all, a total distance of 2180.29 feet, to the **POINT OF BEGINNING**, containing a computed area of 42.42 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 29, 2022, by Texas Professional Surveying, LLC, Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20794_TR25.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.