

Notice of Trustee's Sale

Date: January 25, 2024

Substitute Trustee: William R. Pemberton

Substitute Trustee's Address: P. O. Box 1112, Crockett, Texas 75835

Mortgagee: B.J. Reid Holdings L.L.C., a Texas limited liability company

Note: Note dated May 31, 2016 in the amount of \$57,000.00

Deed of Trust

Date: May 31, 2016

Grantor: Max Acosta; and Melinda Acosta

Mortgagee: B.J. Reid Holdings L.L.C., a Texas limited liability company

Recording information: Instrument No. 1601868, Official Public Records of Real Property of Houston County, Texas

Property:

See Exhibit "A" attached hereto.

County: Houston

Date of Sale (first Tuesday of month): March 5, 2024

Time of Sale: 10:00 a.m.

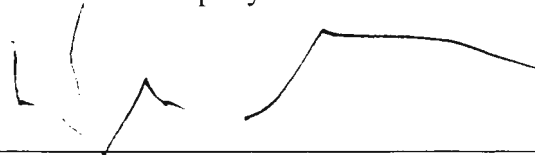
Place of Sale: East Steps of the Houston County Courthouse, Crockett, Texas

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.

Mortgagee has appointed R. C. (Chris) von Doenhoff as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



William R. Pemberton

P. O. Box 1112, Crockett, Texas 75835

FIRST TRACT:

All of that certain lot, tract or parcel of land lying and situated in Houston County, Texas, and being 1.104 acres out of and a part of the WM. BURKE SURVEY, A-170, City of Grapeland, Houston County, Texas, and also being the same land conveyed from Antelus Murdock Henderson to Ora Sue Spence and Loye F. English recorded in Volume 521, Page 290 of the Houston County Deed Records, which 1.104 acre more particularly described by metes and bounds as follows:

BEGINNING on a concrete monument set for the South East corner of this tract;

THENCE West 501.6 feet to concrete monument set for corner in the East R.O.W. line of a street;

THENCE N 3 deg 41' E 123.1 feet with the East line of said street to iron post for corner in same, said corner being 30' Right Angle from center line of street;

THENCE N 89 deg 05' E 177.0 feet with chain link fence to iron post for corner;

THENCE S 1 deg 09' W 50.0 feet with chain link fence to iron post for corner;

THENCE N 88 deg 30' E 326.5 feet with chain link fence to iron post for the North East corner of this tract;

THENCE S 5 deg 52' 36" W 84.68 feet to the place of beginning and containing 1.104 acre of land.

SECOND TRACT:

0.599 acre out of and a part of WM. BURKE SURVEY, A-170, City Grapeland, Houston County, Texas and being out of and a part of the same land conveyed to J. O. Herod in deeds recorded in Volume 179, Page 220 and Volume 340, Page 317 of the Houston County Deed Records, which 0.599 acre more particularly described by metes and bounds as follows:

BEGINNING on a concrete monument found for the North East corner of this tract same being the South East corner of a 1.104 acre tract;

THENCE S 1 deg 25' 27" E 80.09 feet to iron rod set for corner, same being on or near the South boundary line of WM. BURKE SURVEY, A-170, and the North boundary line of JOHN ERWIN SURVEY, A-396;

THENCE N 89 deg 41' 31" W 324.51 feet to iron rod set for corner, same being the South East corner of a 0.381 acre tract and also being in the South line of the J. O. Herod tract;

THENCE N 1 deg 23' 43" 81.84 feet to iron stake for corner, same being the North East corner of said 0.381 acre tract and being in the South line of the said 1.104 acre tract;

THENCE East 320.53' to the place of beginning and containing 0.599 acre of land more or less.