

NO. _____ TIME 3:00 PM

NOTICE OF TRUSTEE'S SALE

NOV 18 2025

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS

By _____

Date: November 11, 2025

Trustee: Scott Ratcliff

Mortgagee: Southwood Timberlands Corporation, a Texas corporation

Note: Dated March 23, 2023 in the original principal amount of \$113,800.00

Deed of Trust

Date: March 23, 2023

Grantor: Joshua Blevins and Kodie Stokes

Mortgagee: Southwood Timberlands Corporation, a Texas corporation

Recording information: Deed of trust from Joshua Blevins and Kodie Stokes, recorded in Volume 1327, Page 976, Official Public Records of Tyler County, Texas.

Property: The real property located in Tyler County, Texas described in the attached **Exhibit A**.

County: Tyler County, Texas

Date of Sale
(first Tuesday of month): January 6, 2026

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.m.

Place of Sale: Tyler County Courthouse, 100 West Bluff, Woodville, Tyler County, Texas under the stairs of the North entrance.

Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

The foreclosure sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust.

For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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 to Chance Law Firm, PLLC, 2009 Tulane Drive, Lufkin, Texas 75901.



Scott Ratcliff

EXHIBIT A

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 4

4.700 ACRES

**IN THE B.B.B.&C. RR. CO SURVEY, ABSTRACT NUMBER 988
TYLER COUNTY, TEXAS**

BEING a 4.700 acre tract situated in the B.B.B.&C. RR. Co. Survey, Abstract Number 988, Tyler County, Texas, being a portion of that certain called 38.029 acre tract described in instrument to Southwood Timberlands Corporation, recorded in Volume 1258, Page 455 of the Official Records of Tyler County, Texas (O.R.T.C.T.), said 4.700 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/4 inch iron rod with cap stamped "TPS 100834-00" found in the westerly margin of said County Road 1550, for the common easterly corner of said 38.029 acre tract and that certain called 1.52 acre tract described in instrument to Carolie Eagleson, recorded in Volume 587, Page 661, O.R.T.C.T., and the herein described 4.700 acre tract, from which a 3 inch by 3 inch concrete monument found for reference bears, North 49°31'50" East, 7.30 feet, and a 60d nail found for reference bears, North 78°19'54" East, 29.71 feet;

THENCE South 85°28'46" West, with the common line between said 38.029 acre tract and said 1.52 acre tract, at a distance of 420.97 feet, pass a 3/8 inch iron rod (bent) found for reference, thence continuing with the southerly margin of County Road 1520 (CR. 1520), common to the northerly line of said 38.029 acre tract, in all, a total distance of 595.52 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for POINT OF BEGINNING, being the the northeasterly corner of the herein described 4.700 acre tract,

THENCE South 04°30'45" East, severing, over and across said 38.029 acre tract, at a distance of 495.35 feet, pass a 5/8 inch iron rod found for the common westerly corner of said 38.029 acre tract and that certain called 10 acre tract described in instrument to Randy Davis, recorded in Volume 1168, Page 196, O.R.T.C.T., thence continuing with the common line between said 38.029 acre tract and said 10 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 4.700 acre tract, from which a 5/8 inch iron rod found for the common southerly corner of same bears, South 04°09'53" East, 415.03 feet;

THENCE severing, over and across said 38.029 acre tract, the following two (2) courses and distances:

1. South 84°27'26" West, 259.00 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 03°41'20" West, 803.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of County Road 1520 (CR 1520) the northerly line of said 38.029 acre tract, being the northwesterly corner of the herein described 4.700 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for the common northerly corner of said 38.029 acre tract and that certain called 8.625 acre tract described in instrument to James Matlock and Mandy Matlock, recorded in Volume 1186, Page 14, O.R.T.C.T., bears South 85°28'46" West, 853.34 feet;

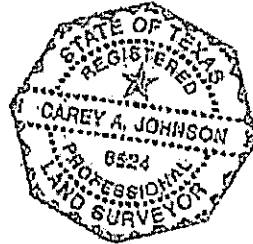
THENCE North 85°28'46" East, 252.26 feet with the southerly margin of said CR 1520, the northerly line of said 38.029 acre tract, to the POINT OF BEGINNING;

CONTAINING a computed area of 4.700 acres of land within this Field Note Description.

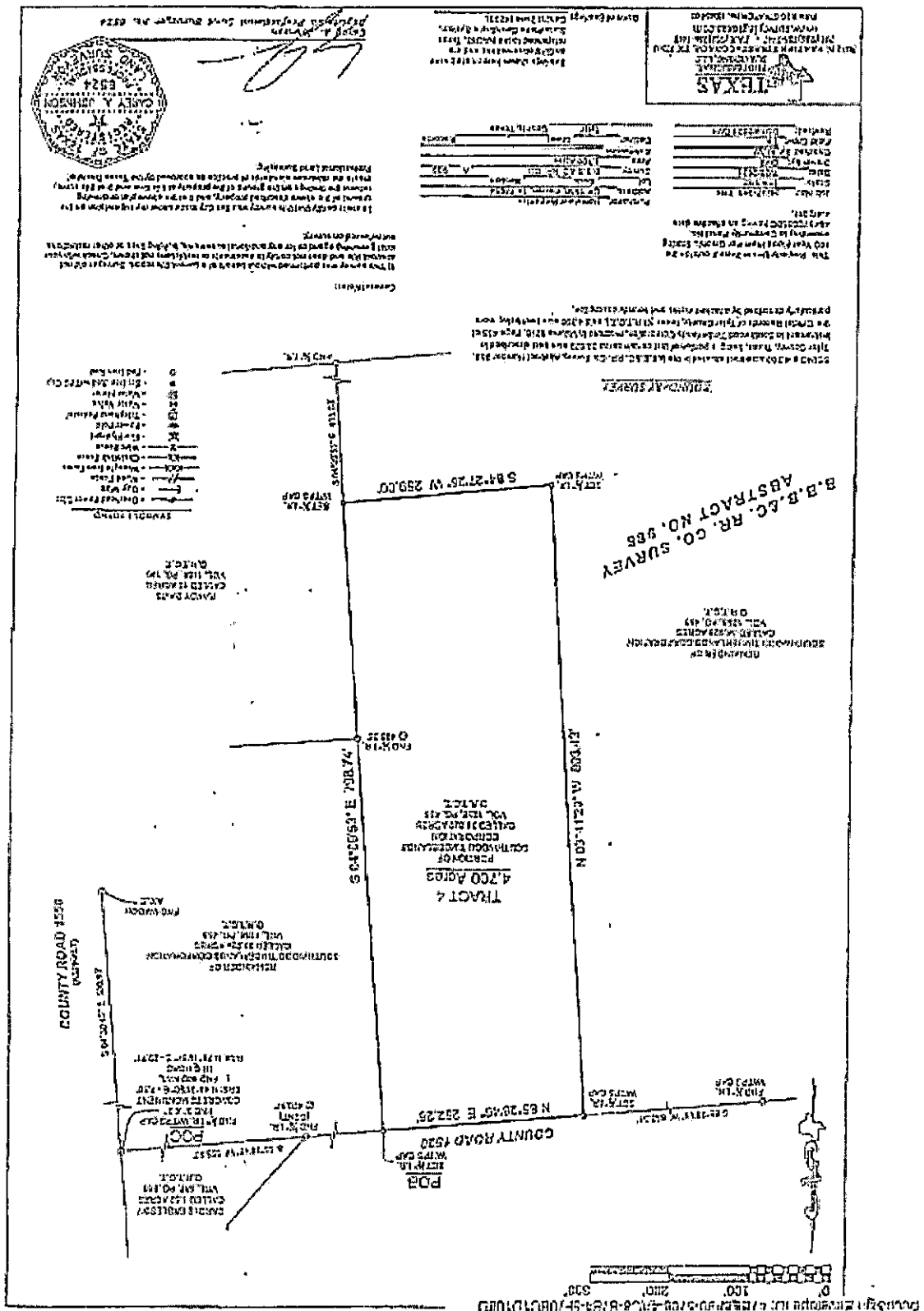
This Field Note Description was prepared from a survey performed on the ground on July 28, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-348.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

July 28, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524



TEXAS PROFESSIONAL SURVEYING, LLC.



3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936) 756-7447 FAX (936) 756-7448
FIRM REGISTRATION NO. 100834-00

FIELD NOTE DESCRIPTION

TRACT 5

4.900 ACRES

IN THE R.B.B.&C. RR. CO SURVEY, ABSTRACT NUMBER 988
TYLER COUNTY, TEXAS

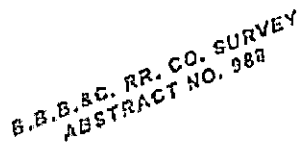
BEING a 4.900 acre tract situated in the R.B.B.&C. RR. Co. Survey, Abstract Number 988, Tyler County, Texas, being a portion of that certain called 38.829 acre tract described in instrument to Southward Timberlands Corporation, recorded in Volume 1258, Page 455 of the Official Records of Tyler County, Texas (O.R.T.C.T.), said 4.900 acre tract being more particularly described by notes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the westerly margin of said County Road 1550, for the common easterly corner of said 38.829 acre tract, and that certain called 1.52 acre tract described in instrument to Canine Hagleson, recorded in Volume 587, Page 661, O.R.T.C.T., and the hereinafter described 4.900 acre tract, from which a 5 inch concrete monument found for reference bears, North 49° 11' 50" East, 7.30 feet, and a 600 nail found for reference bears, North 78° 19' 54" East, 29.71 feet;

THENCE South 85° 28' 40" West, with the common line between said 38.829 acre tract, and said 1.52 acre tract, at a distance of 420.97 feet, plus a 1/8 inch iron rod (bent) found for reference, thence continuing with the southerly margin of County Road 1520 (C.R. 1520), common to the northerly line of said 38.829 acre tract, in all a total distance of 847.18 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for POINT OF BEGINNING, being the northeasterly corner of the hereinafter described 4.900 acre tract;

THENCE severing, over and across said 38.829 acre tract, the following three (3) courses and distances:

1. South 04° 30' 45" East, 801.43 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 84° 23' 26" West, 265.03 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 03° 42' 20" West, 908.16 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of County Road 1520 (C.R. 1520) the northerly line of said 38.829 acre tract, being the northwesterly corner of the hereinafter described 4.900 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common northerly corner of said 38.829 acre tract and that certain called 8.625 acre tract described in instrument to James Mallock and Mandy Mallock, recorded in Volume 1186, Page 14, O.R.T.C.T., bears South 85° 28' 46" West, 588.42 feet;

[illegible]

1) This survey was prepared as a confidential document for internal use only. It is not to be distributed outside the organization. If you are not a member of the organization, please do not use this information for any purpose other than the one for which it was provided. If you are a member of the organization, please use this information only for the purpose for which it was provided. If you are a member of the organization, please use this information only for the purpose for which it was provided.

I hereby certify that the foregoing and the foregoing pages are a true and correct copy of the original document as presented by the person who brought it before me for recording and I have compared the same with the original and find them to be correct.

Notary Public for the State of New York

[Signature]

[Seal]

[illegible]

THE FRANKLIN LEE IN FIVE YEARS OF
THE NEW YORK PUBLIC LIBRARY
BOSTON IN CONJUNCTION WITH THE
NEW YORK PUBLIC LIBRARY
AND THE ASTOR LENOX TILDEN FOUNDATION

Job No: 1137-JL TMS
 Size: 1/2" x 1/2"
 Date: 10/15/1911
 Drawn by: GWS
 Checked by: GWS
 Field Name: JK
 Reel: 1137-JL TMS

Address 1400 N. 1st St.
 City Phoenix
 State Arizona
 Zip 85004
 Country USA

TEXAS
FIND A COUNTRY
REVENUE LLC
401 N. FRANKLIN STREET • DALLAS, TX 75201
PH (214) 751-0011 • FAX (214) 751-0111
www.findacountryrevenue.com
© 2004 FCR, LLC. ALL RIGHTS RESERVED.

Referred to the Finance Committee
on 10/13/1954 and on
10/14/1954 to the H.C.C. for
State Race Conference
Committee (1954)

[Signature]
County Auditor
Professional Land Surveyor No. 652

