

NO. _____ TIME 2:00pm

NOTICE OF TRUSTEE'S SALE

SEP 06 2024

DONECE GREGORY, COUNTY CLERK

TYLER COUNTY, TEXAS
By James Brown

Date: September 4, 2024

Trustee: Scott Ratcliff

Mortgagee: Rowan Lane Partners, LLC, a Texas limited liability company dba
Crosscourt Land

Note: Dated May 15, 2020 in the original principal amount of \$85,500.00

Deed of Trust

Date: May 15, 2020

Grantor: Oliver W. Gray

Mortgagee: Rowan Lane Partners, LLC, a Texas limited liability company dba
CrossCourt Land

Recording information: Deed of trust from Oliver W. Gray, recorded in Volume
1238, Page 887, 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): October 1, 2024

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

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

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, Trustee

EXHIBIT A

FIELD NOTE DESCRIPTION 29.500 ACRES IN THE WILLIAM REED SURVEY, ABSTRACT NUMBER 565 TYLER COUNTY, TEXAS

BEING a 29.500 acre tract of land situated in the William Reed Survey, Abstract Number 565, Tyler County, Texas, being out of and a portion of that certain called 81.59 acre tract described in instrument to Rowan Lane Properties, LLC, d/b/a Crosscourt Land, recorded in Volume 1235, Page 804 of the Official Records of Tyler County, Texas (O.R.T.C.T.), said 29.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said Reed Survey and the D.B.B. & C. RR. Co. Survey, Abstract Number 153, a westerly line of that certain tract shown to be owned by Crown Pine Timber I, LP., per Tyler County Appraisal District (T.C.A.D.) ID Number 4039, for the common easterly corner of said 81.59 acre tract and that certain tract conveyed in instrument to Chrissyann Pecan Farms, LLC., recorded in Volume 1211, Page 453, O.R.T.C.T., being the northeasterly corner of the herein described 29.500 acre tract, from which a concrete monument found for the apparent common northerly corner of said Reed Survey and said D.B.B. & C. RR. Co. Survey, bears North 04°44'22" West, 1346.87 feet;

THENCE South 04°44'22" East, 671.76 feet, with said apparent common Survey line, the common line between said 81.59 acre tract and said Crown Pine Timber I, LP., tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 29.500 acre tract;

THENCE South 86°06'20" West, severing said 81.59 acre tract, at 648.34 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, at 894.14 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, at 1881.07 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the easterly margin of County Road 4520 (CR 4520), in all, a total distance of 1903.65 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the center of said CR 4520 for the southwestery corner of the herein described 29.500 acre tract;

THENCE Northerly, generally along and with the center of said CR 4520, over and across said 81.59 acre tract, the following three (3) courses and distances:

- 1) North 00°28'26" East, 210.58 feet, to a calculated point for corner;
- 2) North 01°44'46" West, 145.16 feet, to a calculated point for corner;
- 3) North 05°29'20" West, 333.90 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 81.59 acre tract and that certain tract conveyed in instrument to William D. Sellers and Meribeth Sellers, recorded in Volume 1192, Page 251, O.R.T.C.T., for the northwesterly corner of the herein described 29.500 acre tract;

THENCE North 86°37'32" East, with the southerly line of said Sellers tract, that certain tract conveyed in instrument to David Luther Conner, recorded in Volume 1018, Page 334, O.R.T.C.T., and said Chrissyann Pecan Farms, L.L.C., tract, common to the northerly line of said 81.59 acre tract, at 27.55 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the easterly margin of said CR 4520, in all, a total distance of 1886.63 feet, to the POINT OF BEGINNING.

Containing a computed area of 29.500 acres of land within this Field Note Description.

Together with a 20 foot wide easement for utilities 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 81.59 acre tract and said Conner tract, in the easterly margin of said CR 4520, for the northeasterly corner of the herein described easement;

THENCE with the easterly margin of said CR 4520, over and across said 81.59 acre tract, the following three (3) courses and distances:

- 1) South 05°29'00" East, 333.80 feet, to a calculated point for corner;
- 2) South 01°44'46" East, 146.59 feet, to a calculated point for corner;
- 3) South 00°28'26" West, 20.06 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of the above described 29.500 acre tract, in the easterly margin of said CR 4520, for the southeasterly corner of the herein described easement;

THENCE South 86°06'20" West, 20.06 feet, with the southerly line of the above described 29.500 acre tract, to a calculated point on the east edge of said CR 4520 for the southwesterly corner of the herein described easement;

THENCE Northerly, generally along and with the east edge of said CR 4520, over and across said 81.59 acre tract, the following three (3) courses and distances:

- 1) North 00°28'26" East, 210.15 feet, to a calculated point for corner;
- 2) North 01°44'46" West, 145.55 feet, to a calculated point for corner;
- 3) North 05°29'00" West, 333.88 feet, to a calculated point in the common line between said Conner tract and said 81.59 acre tract for the northwesterly corner of the herein described easement;

THENCE North 86°37'32" East, 20.01 feet, with said common line, to the POINT OF BEGINNING.