

NOTICE OF TRUSTEE'S SALE

DATE: January 8, 2024

DEED OF TRUST

Date: May 24, 2021
Grantor: Wesley Quinn
11905 FM 350 North
Livingston, TX 77351
Beneficiary: Rockland 21, LLC
PO Box 423
Centerville, Texas 75833

NO. _____ TIME 2:00 PM
JAN 08 2024
DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By _____

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Deed of trust recorded in Volume 1268, Page 336, Official Records of Woodville, Tx, said lien having been transferred in documents recorded in Volume 2718, Page 440 and Volume 1337, Page 358 of the Official Records of Tyler County, Texas.

Property: *Tract Nine (6) of Rockland 21, LLC, being 10.04 acres of land in the GC&SF Railroad Survey, Section 1, Abstract No. 1028, and the B F Haynes Survey, Abstract No. 1011, Tyler County, Texas, as more fully described by metes and bounds in Exhibit "A" attached.*

Note

Date: May 24, 2021
Amount: \$66,500.00
Debtor: Wesley Quinn
Holder: Perry Burroughs

DATE OF SALE OF PROPERTY: February 6, 2024

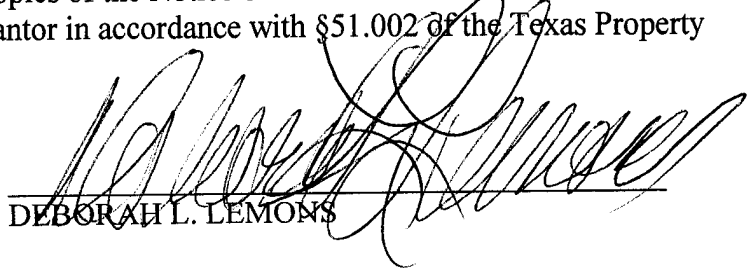
EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Woodville, Texas, at the Tyler County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at 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 hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



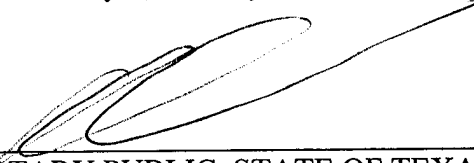
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

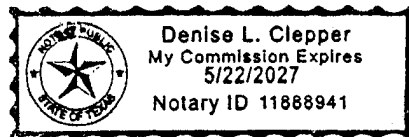
STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 8, 2024 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS





QUIN

Land Surveying, Inc.

LEGAL DESCRIPTION

**GC&SF RAILROAD SECTION 1
ABSTRACT NO. 1028**

TYLER COUNTY, TEXAS

10.0400 ACRES

TRACT 6

BEING a 10.0400 acre tract of land out of the GC&SF Railroad Section 1, Abstract No. 1028, Tyler County, Texas, and being a part of the 134.2780 acre tract of land as Described in Warranty Deed With Vendor's Lien dated March 22, 2021, from Rockland Rock and Land, LLC to Rockland 21, LLC, the said 10.0400 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "QUIN" cap set in the southerly line of the above referenced 134.2780 acre tract of land for the southeasterly corner of the herein described tract of land, the said iron rod also being in the northerly line of a called 99.92 acre tract of land referred to as "MO 669" (Volume 822, Page 757 OPRTC) and from which iron rod a 1/2" iron rod with "QUIN" cap found at the southeasterly corner of the said 134.2780 acre tract of land bears N 86°51'37" E, a distance of 1892.28 feet;

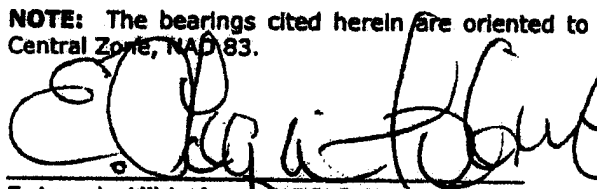
THENCE S 86°51'37" W, with the southerly line of the above referenced 134.2780 acre tract of land, same being the northerly line of said 99.92 acre tract of land, a distance of **302.30 feet** to a 1/2" iron rod with "QUIN" cap set for the southwesterly angle corner of the herein described tract of land;

THENCE North, severing the above referenced 134.2780 acre tract of land, a distance of **1554.19 feet** to a 1/2" iron rod with "QUIN" cap set in the northeasterly boundary of said 134.2780 acre tract of land and in the southwesterly margin of said County Road 3400 for the northwesterly corner of the herein described tract of land;

THENCE S 57°16'12" E, with the northeasterly boundary of the above referenced 134.2780 acre tract of land, same being the southwesterly line of a called 1270.929 acre tract of land (Volume 1270, Page 849 OPRTC), a distance of **358.81 feet** to a 1/2" iron rod with "QUIN" cap set for the northeasterly corner of the herein described tract of land;

THENCE South, again severing the above referenced 134.2780 acre tract of land, a distance of **1343.63 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **10.0400 acres of land**.

NOTE: The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone, NAD 83.


E. Lequin Hilderbrand, RPLS No. 4922
(For Quin Land Surveying, Firm No. 10131000)
Surveyed July 14, 2020 - February 9, 2021

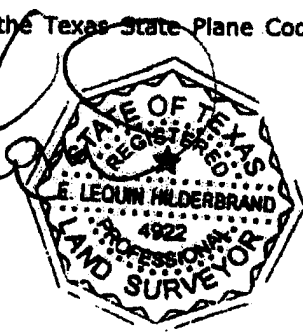
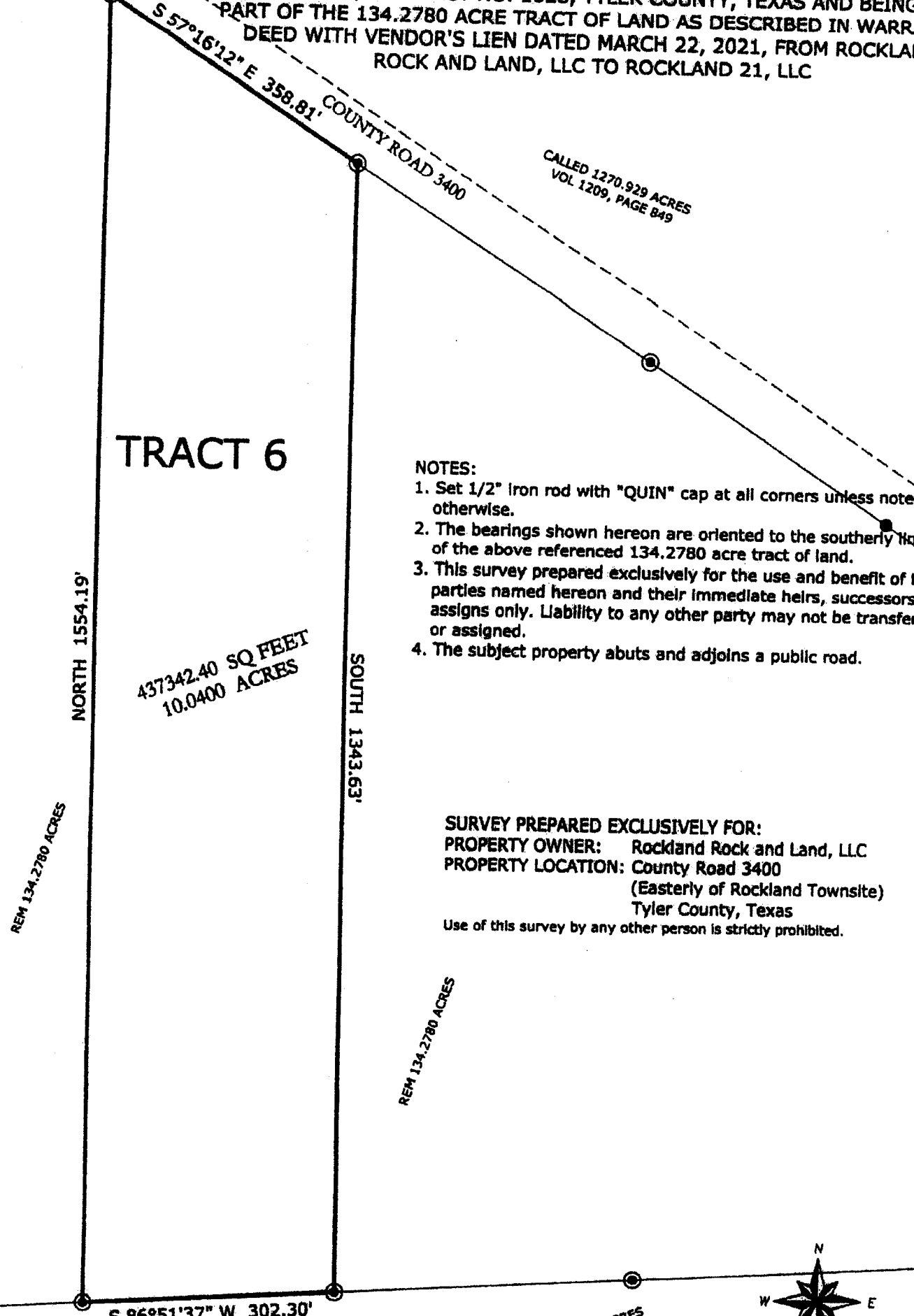


Exhibit "A"

SURVEY PLAT SHOWING

A 10.0400 ACRE TRACT OF LAND OUT OF THE GC&SF RAILROAD SECTION 1, ABSTRACT NO. 1028, TYLER COUNTY, TEXAS AND BEING A PART OF THE 134.2780 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 22, 2021, FROM ROCKLAND ROCK AND LAND, LLC TO ROCKLAND 21, LLC



TRACT 6

437342.40 SQ FEET
10.0400 ACRES

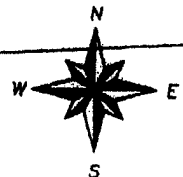
NOTES:

1. Set 1/2" Iron rod with "QUIN" cap at all corners unless noted otherwise.
2. The bearings shown hereon are oriented to the southerly line of the above referenced 134.2780 acre tract of land.
3. This survey prepared exclusively for the use and benefit of the parties named hereon and their immediate heirs, successors or assigns only. Liability to any other party may not be transferred or assigned.
4. The subject property abuts and adjoins a public road.

SURVEY PREPARED EXCLUSIVELY FOR:

PROPERTY OWNER: Rockland Rock and Land, LLC
PROPERTY LOCATION: County Road 3400
(Easterly of Rockland Townsite)
Tyler County, Texas

Use of this survey by any other person is strictly prohibited.



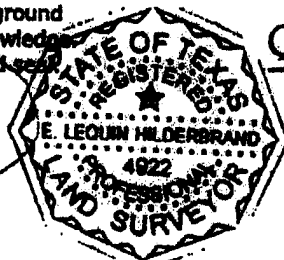
Scale: 1" = 150'

I, E. Lequin Hilderbrand, a Texas Registered Professional Land Surveyor, do hereby certify that this plat accurately represents a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge. This document is null and void without original or electronic signature and seal.

E. Lequin Hilderbrand

E. Lequin Hilderbrand RPLS No. 4922
Surveyed July 14, 2020 - April 5, 2021
TC 1028-1011 - Rockland 21, LLC - 10.0400 Acres (134.2780 Acres)

CALLED 99.92 ACRES
VOL 822, PAGE 757
"MO 669"



QUIN

Land Surveying

Firm No. 10131000
145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122

E-Mail: quinsurveying@nwcable.net
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