

NOTICE OF TRUSTEE'S SALE

DATE: July 10, 2025

DEED OF TRUST

Date: August 16, 2024

Grantor: John Gay, III
14931 Old Atlanta Road
Vivian, LA 71082

Beneficiary: Ellison Coffey Land Company, LLC
PO Box 423
Centerville, TX 75833

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

Recording Information: Vol. 1084, Page 73, Official Records of Marion County, Texas, said lien transferred by document recorded in Vol. 1098, Page 63 Official Records of Marion County, Texas.

Property: *Tract Two, being 10.29 acres of land in the William K. Allen Survey, A-12, Marion County, Texas as more fully described by metes and bounds in Exhibit "A" attached hereto, together with the 40' foot-wide easement as described in Exhibit "B" attached hereto.*

Note

Date: August 16, 2024

Amount: \$75,748.00

Debtor: John Gay, III

Holder: Dennis Ellison
P.O. Box 423, Centerville, TX 75833

DATE OF SALE OF PROPERTY: August 5, 2025

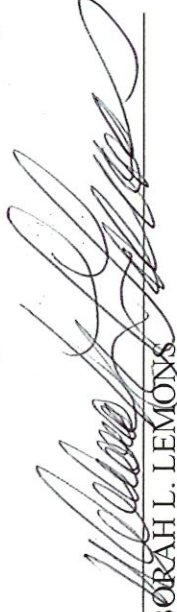
EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Jefferson, Texas, at the Marion 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.

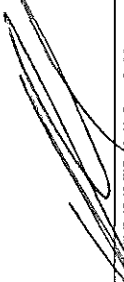

DEBORAH L. LEMONS

FILED FOR RECORD
25 JUL 14 AM 11:38
KIMBERLY WISE
CLERK, MARION CO.
BY  DEPUTY

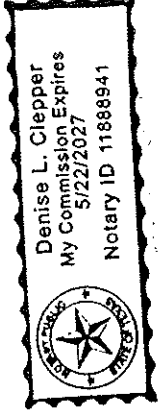
(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF LEON §

This instrument was acknowledged before me on July 10, 2025 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS



METES AND BOUNDS DESCRIPTION OF
A 10.29 ACRE TRACT 3
WILLIAM K. ALLEN SURVEY, A-12
MARION COUNTY, TEXAS

That certain piece, parcel or tract of land containing 10.29 acres (Tract 3), being a portion of a 41.162 acre tract, described in a deed to Ellison Coffey Land Company, LLC, recorded in Volume 1077, Page 448, Marion County Official Public Records (M.C.O.P.R.), located within the William K. Allen Survey, A-12, Marion County, Texas, all as shown on plat of survey prepared by Bowman Consulting, on file as Job No. 381071, which tract is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a 1/2" iron rod with a plastic cap stamped "Bowman", found for the southwest corner of this tract, same being the southeast corner of a 10.29 acre tract (Tract 2), surveyed this same date by Bowman Consulting, same being on the south line of said 41.162 acre tract and on the north line of a 97 acre tract, referenced in an Affidavit of Heitship to Lee E. Frierson, Et Al, recorded in Volume 1074, Page 545, M.C.O.P.R., no deed found, from which a found 5/8" iron rod, being the southwest corner of said 41.162 acre tract, bears S 42° 42' 46" W, for a distance of 1101.32 feet;

THENCE N 48° 24' 15" W, over and across said 41.162 acre tract, being the west line of this tract, same being the east line of said Tract 2, for a distance of 856.14 feet, to a 1/2" iron rod with a plastic cap stamped "Bowman", set for the northwest corner of this tract, same being the northeast corner of said Tract 2 and being in the south line of a called 49.936 acre tract, described in a deed to Carl Owens, Jr., Et Ux, recorded in Volume 1007, Page 44, M.C.O.P.R.;

THENCE N 42° 36' 02" E, being the north line of this tract and of said 41.162 acre tract, same being in the south line of said Owens tract, for a distance of 523.21 feet, to a 1/2" iron rod with a plastic cap stamped "Bowman", set for the northeast corner of this tract, same being the northwest corner of a 10.29 acre tract (Tract 4), surveyed this same date by Bowman Consulting;

THENCE S 48° 24' 15" E, over and across said 41.162 acre tract, being the east line of this tract and the west line of said Tract 4, for a distance of 857.17 feet, to a 1/2" iron rod with a plastic cap stamped "Bowman", set for the southeast corner of this tract, same being the southwest corner of said Tract 4 and on the north line of said Frierson tract

THENCE S 42° 42' 46" W, being the south line of this tract and of said 41.162 acre tract, same being the north line of said Frierson tract, for a distance of 523.23 feet, to the **POINT OF BEGINNING**.

I, Mark Henry Tooke, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of May 2024.

GIVEN UNDER MY HAND AND SEAL this the 30th day of May, 2024

Mark H. Tooke

Mark Henry Tooke
Registered Professional Land Surveyor
Texas Registration No. 6474

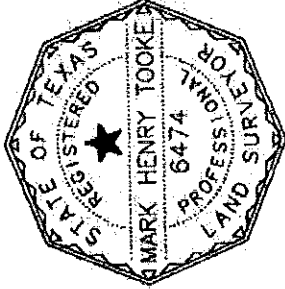


EXHIBIT "A"



4901 East End Blvd. South
Marshall, TX 75671
903.471.8391
TBPELS Firm No. 10120600
LA Firm No. 846
www.bowman.com

CENTERLINE DESCRIPTION OF
A 40 FOOT WIDE ACCESS EASEMENT IN
WILLIAM K. ALLEN SURVEY, A-12
MARION COUNTY, TEXAS

Being a 40 foot wide access easement situated in the William K. Allen Survey, A-12, Marion County, Texas, and crossing a 41.162 acre tract, described in a deed to Ellison Coffey Land Company, LLC, recorded in Volume 1077, Page 448, Marion County Official Public Records (M.C.O.P.R.), all as shown on plat of survey prepared by Bowman Consulting, on file as Job No. 381071, which centerline of said easement is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a point for corner in the east right of way of Marion County Road 3212, from which a found 5/8" iron rod, being the southwest corner of said 41.162 acre tract and of a 10.29 acre tract (Tract 1), surveyed this same date by Bowman Consulting, same being on the north line of a 97.00 acre tract, referenced in an Affidavit of Heirship to Lee E. Frierson, Et Al, recorded in Volume 1074, Page 545, M.C.O.P.R., bears S 41° 20' 00" E, for a distance of 94.21 feet;

THENCE over and across said 41.162 acre tract, the following twelve courses,

- 1) N 55° 30' 53" E, for a distance of 75.46 feet, to a point for corner,
- 2) N 45° 02' 46" E, for a distance of 130.93 feet, to a point for corner,
- 3) N 40° 30' 50" E, for a distance of 242.47 feet, to a point for corner,
- 4) N 43° 39' 23" E, for a distance of 220.01 feet, to a point for corner,
- 5) N 41° 40' 57" E, for a distance of 294.69 feet, to a point for corner,
- 6) N 44° 20' 41" E, for a distance of 155.10 feet, to a point for corner,
- 7) N 44° 53' 14" E, for a distance of 113.43 feet, to a point for corner,
- 8) N 43° 14' 42" E, for a distance of 199.03 feet, to a point for corner,
- 9) N 42° 09' 12" E, for a distance of 319.36 feet, to a point for corner,
- 10) N 46° 04' 27" E, for a distance of 297.24 feet, to a point for corner,
- 11) N 48° 25' 12" E, for a distance of 67.38 feet, to a point for corner,
- 12) N 41° 20' 56" E, for a distance of 24.54 feet, to the **POINT OF TERMINUS**, from which a found 1" iron pipe, being the southeast corner of said 41.162 acre tract and of a 10.29 acre tract (Tract 4), surveyed this same date by Bowman Consulting, same being on the north line of said Frierson tract and also the southwest corner of a called 44.714 acre tract, described in a deed to Carl Owens, Jr., Et Ux, recorded in Volume 1007, Page 244, M.C.O.P.R., bears S 48° 24' 15" E, for a distance of 51.65 feet.

I, Mark Henry Tooke, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of May 2024.

GIVEN UNDER MY HAND AND SEAL this the 30th day of May, 2024

Mark Henry Tooke

Mark Henry Tooke
Registered Professional Land Surveyor
Texas Registration No. 6474

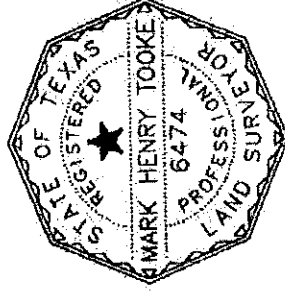


EXHIBIT "B"