

NOTICE OF TRUSTEE'S SALE

DATE: December 5, 2025

DEED OF TRUST

Date: July 25, 2025

Grantor: Steven Edward Brewer
Brandi Mae Brewer
302 W. Austin St.
Brazoria, TX 77422

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: Volume 1104, Page 715 of the Official Records of Marion County, Texas.

Property: *Tract Two, being 19.392 acres of land in the John Brown Survey, A-12, Marion County, Texas, more fully described in Exhibit "A" attached hereto.*

Note

Date: July 25, 2025

Amount: \$131,000.00

Debtor: Steven Edward Brewer and Brandi Mae Brewer

Holder: Ellison Coffey Land Company, LLC

DATE OF SALE OF PROPERTY: January 6, 2026

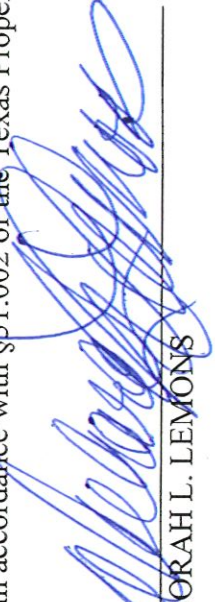
EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: ^{Defferson} Marshall, 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.

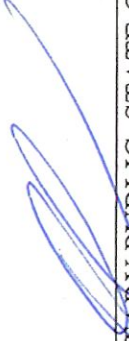

DEBORAH L. LEMONS

FILED FOR RECORD
25 DEC 15 AM 11:46
KIMBERLY WISE
CO. CLERK, MARION CO.
BY _____ DEPUTY

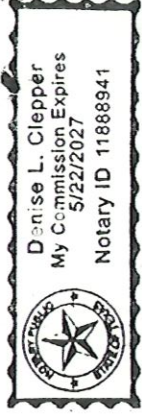
(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF LEON §

This instrument was acknowledged before me on December 5, 2025 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS



**METES AND BOUNDS DESCRIPTION OF
A 19.392 ACRE TRACT 2 IN
JOHN BROWN SURVEY, A-19
MARION COUNTY, TEXAS**

That certain piece, parcel or tract of land containing 19.392 acres, being a portion of a called 145.455 acre tract, surveyed by Bowman Consulting Group on June 25th, 2024, same being the called 145.490 acre tract, described in a deed to Charles Christopher Harvey, recorded in Volume 1064, Page 235, Marion County Official Public Records (M.C.O.P.R.), located within the John Brown Survey, A-19, Marion County, Texas, all as shown on plat of survey prepared by Bowman Consulting, on file as Job No. 381152, Drawing Number 381152-2, which tract is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a PK nail with a metal washer, set in the centerline of Liberty Road, being the southeast corner of this tract, same being the northeast corner of a 20.00 acre tract (Tract 1), surveyed this same date by Bowman Consulting Group, same being in the west line of a called 77.23 acre tract, described in a deed to Roger C. Pryor, recorded in Volume 326, Page 9, Marion County Deed Records (M.C.D.R.);

THENCE S 88° 11' 17" W, being the south line of this tract, same being the north line of said Tract 1, at a distance of 35.44 feet, passing a set $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bowman", for a total distance of 1666.28 feet, to a $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bowman", set for the southwest corner of this tract, same being the northwest corner of said Tract 1, the northeast corner of a 16.12 acre tract (Tract 5), surveyed this same date by Bowman Consulting Group and the south corner of a 12.00 acre tract (Tract 4), surveyed this same date by Bowman Consulting Group, from which a set $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bowman", being the southwest corner of said Tract 1 and the southeast corner of said Tract 5, bears S 03° 05' 10" E, for a distance of 499.61 feet and from which a set $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bowman", being the northwest corner of said Tract 5 and the west corner of said Tract 4, bears N 60° 28' 50" W, for a distance of 1506.21 feet;

THENCE N 34° 56' 57" W, being the west line of this tract, same being the northeast line of said Tract 4, for a distance of 369.69 feet, to a $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bowman", set for the northwest corner of this tract, same being the southwest corner of a 19.392 acre tract (Tract 3), surveyed this same date by Bowman Consulting Group, from which a set $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bowman", being the northeast corner of said Tract 4 and the northwest corner of said Tract 3, bears N 34° 56' 57" W, for a distance of 1057.34 feet;

THENCE N 67° 37' 35" E, being the north line of this tract, same being the south line of said Tract 3, at a distance of 1144.02 feet, passing a set $\frac{1}{2}$ " iron rod with a plastic cap stamped "Bowman", for a total distance of 1183.72 feet, to a PK nail, set in the centerline of Liberty Road, being the northeast corner of this tract, same being the southeast corner of said Tract 3, said point being in a non-tangent curve to the right, said curve being concave to the west and being defined as follows: Radius = 2493.03 feet; Delta = 11° 03' 36"; Chord = S 51° 40' 13" E, 480.49 feet;

THENCE with the centerline of Liberty Road, in a southerly direction, in the last described line, along the arc of the curve of the last described curve, for a distance of 481.24 feet, to a point for corner, being the point of tangency;

THENCE S 48° 38' 01" E, with the centerline of Liberty Road, being the east line of this tract, same being the west line of said Pryor tract, for a distance of 250.02 feet, to a point for corner, said point being the point of curvature of a non-tangent curve to the right, said curve being concave to the west and being defined as follows: Radius = 834.12 feet; Delta = 22° 17' 45"; Chord = S 42° 31' 55" E, 322.54 feet;

THENCE with the centerline of Liberty Road, in a southerly direction, in the last described line, along the arc of the curve of the last described curve, for a distance of 324.59 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 July 2024.

GIVEN UNDER MY HAND AND SEAL this the 15th day of July, 2024

Mark H. Tooke

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

