

**COPY**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

READY FOR RECORD

24 JUN -6 AM 11:03

DATE: June 5<sup>th</sup>, 2024

DEED OF TRUST

DATE:

GRANTOR:

February 16, 2024, Effective November 1, 2023, by RM DEPUTY  
Kelvin Deraine Jackson and spouse, Sandy Renee  
Jackson

GRANTOR'S COUNTY:

BENEFICIARY:

Marion County, Texas  
Bear Creek Equine, LLC, a Texas Limited Liability  
Company

TRUSTEE:

SUBSTITUTE TRUSTEE:

SUBSTITUTE TRUSTEE'S ADDRESS:

Patricia H. Florence  
Linda Anderson  
104 East Hoyt Dr., Longview, Tx 75601  
P.O. Box 1471, Longview, Tx 75606

RECORDING INFORMATION:

PROPERTY:

Clerk's Instrument Number 202004530, Official  
Public Records, Gregg County, Texas

A certain 0.540 of an Acre tract of land, located in the Lewis Needham Survey, A-301 in Marion County, Texas. This tract being part of a called 3.844 Acres tract, previously described in Volume 1063, Page 716, this tract being more particularly described as follows and as shown as Tract A on Dave Hamilton Mapping and Surveying plat #1907 as surveyed on October 31, 2023. North is based on State Plane Grid North NAD 83 Texas North Central Zone as determined by G.P.S. observations on the monumented West Right of Way of F.M. Highway 727. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Marion County, Texas.

Commencing at a 1/2" Iron Rod with Cap#4214 found on the monumented West Right of Way of F.M. Highway 727 for the Southeast Corner of Tract 1 a called 8.968 Acres tract described in Volume 1001, Page 538 and the Northeast corner of the said 3.844 Acres tract, from which bears a found 3/8" Iron Rod S 88°38' E 2.7 feet;

THENCE: S 01°30' E 30.1 feet along the said West Right of Way of F.M. 727 to a 1/2" Iron Rod with Cap #5154 set for the most Easterly Southeast corner of Tract A also surveyed this date and the Northeast corner of Tract B, the Point of Beginning

THENCE: S 01°30' E 177.0 feet along the monumented West Right of Way of F.M. Highway 727 to a 1/2" Iron Rod with Cap #4214 found for the Northeast corner of the 1 Acre Church tract as described erroneously in Volume 173, Page 60 in Tract 3, from which bears a 5/8" Iron Rod found for the Southeast corner of the said Church tract, S 01°33' E 210.0 feet;

THENCE: S 88°59' W 132.7 feet along a common line between this tract and the said Church tract to a 1/2" Iron Rod with Cap #5154 set for an Ell corner of said Tract A and the Southwest corner of this tract, from which bears a 3/8" Iron Rod found for the Northwest corner of the said Church tract, S 88°59'W 75.4 feet;

THENCE: N 00°44' W 177.0 feet along a common line between said Tract A and this tract to a 1/2" Iron Rod with Cap #5154 set for an Ell corner of said Tract A and the Northwest corner of this tract;

SUNDELY WISE  
CLERK, CLERK MARION CO.

THENCE: N 88°59' E 130.4 feet along a common line between said Tract A and this tract to the Point of Beginning, this tract being subject to all easements of record.

**NOTE**


**DATE:** February 16, 2024, Effective November 1, 2023  
**AMOUNT:** \$130,249.00  
**DEBTOR:** Kelvin Deraine Jackson and spouse, Sandy Renee Jackson  
**HOLDER:** Bear Creek Equine, LLC, a Texas Limited Liability Company  
**DATE OF SALE OF PROPERTY:** July 2, 2024  
**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.  
**PLACE OF SALE OF PROPERTY:** 114 West Austin Street, Thomas Jefferson Park,  
Marion County, Jefferson, Texas

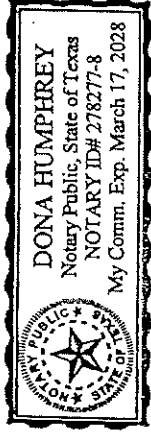
Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

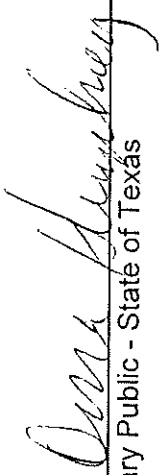
STATE OF TEXAS §  
COUNTY OF GREGG §

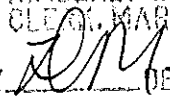
Linda Anderson.

This instrument was acknowledged before me this 5 day of June, 2024, by

  
Linda Anderson



  
Notary Public - State of Texas

FILES FOR RECORD  
24 JUN -6 AM 11:03  
KINGDERLY WISE  
CO. CLERK, MARION CO.  
BY  DEPUTY