

FILED FOR RECORD
2025 OCT 27 AM 11:31

AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS *
COUNTY OF CASS *

WHEREAS, on the 12th day of **January, 2024**, **Roy Gene Martin, Jr.** ("Debtor") executed that certain Deed of Trust ("Deed of Trust") conveying to **Brent Woodruff** ("Trustee") the real property more particularly described as

See Exhibit "A" attached hereto and incorporated herein for all purposes.

together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded in **Instrument Number 2024000271** in the Official Public Records of Cass County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified, or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of Pilgrim Bank ("Creditor"), in the original principal amount of **\$552,600.00**;

WHEREAS, the Indebtedness is due and payable, and Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor by written instrument made, constituted, and appointed **RAMSEY R. STRUBE**, as substitute trustee under the Deed of Trust ("Substitute Trustee") and requested and directed Substitute Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at said location having been designated by the county commissioners of Cass County, Texas, being at the Courthouse in which county the property is situated, on **December 2, 2025**, being the first Tuesday of said month, between the

hours of 10:00 a.m. and 4:00 p.m. local time, and beginning not earlier than 10:00 a.m. or not later than three hours thereafter, to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the property to the purchaser or purchasers, with Special Warranty Deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

“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.”

EXECUTED in multiple original copies on the 23rd day of **October, 2025**.

A handwritten signature in black ink, appearing to read "Ramsey R. Strube", written over a horizontal line.

Ramsey R. Strube, Substitute Trustee

Exhibit "A"

TRACT 1: BEING a 120.15 acre tract of land in the ROBERT WALKER SURVEY, ABSTRACT NO. 1144 and the J.C. McALPINE SURVEY, ABSTRACT NO. 710, Cass County, Texas, said 120.15 acres being all those certain tracts of land described in deeds to Willie Coleman and wife, Mary E. Coleman as described in Volume 517, Page 271 and Volume 343, Page 496, Deed Records, Cass County, Texas, (D.R.C.C.T.), and a portion of that certain tract of land described in deed to Willie Coleman and wife, Mary E. Coleman as described in Volume 496, Page 400, D.R.C.C.T., said 120.15 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 reinforced steel rod set with cap stamped "ROY SURVEYING" at the southeast corner of said J.C. McALPINE SURVEY and the northeast corner of the called LAWRENCE S. WALKER SURVEY, ABSTRACT NO. 1102 and being the northeast corner of a tract of land described in deed to B.B. Boon Living Trust as recorded in Volume 1140, Page 623, D.R.C.C.T. and also being the west line of the called GEORGE MELTON SURVEY, ABSTRACT NO. 711 together with the west line of a tract of land described in deed to William H.L. Wells as recorded in Volume 444, Page 452, D.R.C.C.T.;

THENCE, N 88°50'23" W, 1523.32 feet with the called north line of said LAWRENCE S. WALKER SURVEY and the south line of the southwest corner of the called J.C. McALPINE SURVEY, and the north line of said Boon tract to a 1/2 inch reinforced steel rod found;

THENCE, N 86°52'05" W, 970.75 feet with the called north line of said LAWRENCE S. WALKER SURVEY, same being the north line of said Boon tract to a 1/2 inch reinforced steel rod found at the southwest corner of the called J.C. McALPINE SURVEY and being the most northerly southeast corner of the aforesaid called ROBERT WALKER SURVEY and the southeast corner of a tract of land described in deed to Margie Coleman as recorded in Volume 1185, Page 597, Real property records, Cass County, Texas;

THENCE, N 02°04'52" W, 438.39 feet with the common line of the called J.C. McALPINE SURVEY and ROBERT WALKER SURVEY along with the east line of said Margie Coleman tract to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" at fence corner post;

THENCE, along a fence line and the northerly line of said Margie Coleman tract the following courses and distances:

S 88°19'03" W, 457.21 feet to a 1/2 inch reinforced steel rod found;

S 02°41'50" E, 208.89 feet to a 1/2 inch reinforced steel rod found;

S 87°17'35" W, 156.31 feet to a 1/2 inch reinforced steel rod found;

THENCE, N 74°09'14" W, 454.63 feet with the northerly line of said Margie Coleman tract to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" in the east line of U.S. Highway No. 59, a variable width right-of-way;

THENCE, N14°39'32" W, 65.06 feet with the east line of said U.S. Highway No. 59 to a 1/2 inch reinforced steel rod found at the southwest corner of a tract of land described in deed to Ben Smith as recorded in Volume X-9, Page 13, D.R.C.C.T.;

THENCE, N 81°40'20" E, 98.50 feet to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" at the southeast corner of said Ben Smith tract;

THENCE, N 01°47'14" W, 774.79 feet to a 1/2 inch reinforced steel rod found at the northeast corner of a tract of land known as Bessie Jackson Estate;

THENCE, S 88°06'52" W, 209.13 feet to a 1/2 inch reinforced steel rod found at the northwest corner of said Bessie Jackson tract and the east line of the aforesaid U.S. Highway No. 59;

THENCE, N 04°41'19" W, 90.76 feet along the east line of said U.S. Highway No. 59 to a Type I TxDot right of way monument found;

THENCE, N 03°44'46" E, (the bearing base for this survey), 159.81 feet to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" at the southwest corner of a tract of land described in deed to Charles Henry Boyce and wife, Vitel Marie Boyce as recorded in Volume 1065, Page 392, R.P.R.C.C.T.;

THENCE, N 87°47'21" E, 368.66 feet to a 1/2 inch reinforced steel rod found at the southeast corner of said Boyce tract;

THENCE, N 04°08'52" W, 151.32 feet to a 1/2 inch pipe found at the northeast corner of said Boyce tract;

THENCE, S 86°09'53" W, 95.28 feet along the north line of said Boyce tract to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" at the southeast corner of a tract of land described in deed to Morris Johnson, Sr., et ux, as recorded in Volume 533, Page 400, D.R.C.C.T.;

THENCE, N 01°34'37" W, 408.87 feet to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" at the north line of the aforesaid ROBERT WALKER SURVEY and the south line of the called ISAM HODGE SURVEY, ABSTRACT NO. 1287, same being the northeast corner of a tract of land described in deed to Melvina Smith as recorded in Volume C-8, Page 70, D.R.C.C.T.;

THENCE, N 89°44'40" E, 666.85 feet with the said south line of the called ISAM HODGE SURVEY and the north line of the called ROBERT WALKER SURVEY to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" at the northwest corner of a tract of land described in deed to John Collins as recorded in Volume K 6, Page 397, D.R.C.C.T.;

THENCE, S 02°26'44" E, 201.40 feet to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" at the southwest corner of said John Collins tract;

THENCE, N 89°59'00" E, 210.82 feet to a 5/8 inch reinforced steel rod found at the southeast corner of said John Collins tract and being in the east line of the called ROBERT WALKER SURVEY and the west line of the aforesaid J.C. McALPINE SURVEY, same being the west line of a tract of land described in deed to Albert Hunt as recorded in Volume 259, Page 56, D.R.C.C.T.;

THENCE, S 02°17'03" E, 391.37 feet with said called survey lines to a 3 inch flat iron rod found and being the southwest corner of said Albert Hunt tract;

THENCE, N 88°45'32" E, 1612.66 feet to a found bed rail at the southeast corner of said Albert Hunt tract and the southwest corner of a tract of land described in deed to Henry L. Knight and wife, Ella Jo Knight as recorded in Volume 837, Page 292, R.P.R.C.C.T.;

THENCE, S 87°06'31" E, passing the southeast corner of said Knight tract and being the southwest corner of a tract of land described in deed to Anthony Ray Coleman, et al, as recorded in Volume 625, Page 288, D.R.C.C.T., continue in all a total distance of 896.41 feet to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" in the called east line of the aforesaid J.C. McALPINE SURVEY and the called west line of the aforesaid GEORGE MELTON SURVEY and the west line of the aforesaid William B.L. Wells tract;

THENCE, S 01°27'14" E, 1479.78 feet with the common line of the said J.C. McALPINE SURVEY and the GEORGE MELTON SURVEY and the west line of the said William H.L. Wells tract to the POINT OF BEGINNING and containing 120.15 acres of land, more or less.

TRACT 2: FIELD NOTE DESCRIPTION OF A 3.79 ACRE TRACT OF LAND LOCATED IN THE R WALKER SURVEY, ABSTRACT 1144, BEING OUT OF THAT TRACT 4.93 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO GEORGE R HEARD ESTATE, DEED DATED FEBRUARY 23, 2016, RECORDED IN INSTRUMENT NUMBER 2016000746, OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS. SAID 3.79 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A IRON PIPE FOUND (N:7066365.54, E:3237655.68) FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT SAID CALLED 4.93 ACRE TRACT;

THENCE SOUTH 02°39'36" EAST 293.76 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 88°54'02" WEST 300.32 FEET TO A REINF BAR SET (N:7066077.87, E:3237369.05) FOR A CORNER OF THIS TRACT;

THENCE NORTH 02°40'22" WEST 45.00 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 87°02'36" WEST 718.67 FEET TO A REINF BAR FOUND IN THE EAST

RIGHT OF WAY LINE OF US HIGHWAY 59 FOR A CORNER OF THIS TRACT;

THENCE NORTH 11°21'16" WEST 172.39 FEET ALONG THE SAID EAST RIGHT OF WAY LINE OF US HIGHWAY 59 TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 74°07'15" EAST 456.64 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 86°43'36" EAST 156.45 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 03°16'24" WEST 209.11 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 87°44'28" EAST 457.27 FEET TO THE PLACE OF BEGINNING. BEARINGS, ACREAGE AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.