

**FILED FOR RECORD**

**Notice of Foreclosure Sale**

**SEP 12 2025**

Date of Notice: September 12, 2025

**TINA GILLIAM, COUNTY CLERK  
YOUNG COUNTY, TEXAS**

Deed of Trust "Deed of Trust"):

Dated: May 8, 2024  
Grantor: Levi Perry and wife, Crystal Perry  
Trustee: Toby L. Reddell  
Lender: Johnny L. Dewbre and wife, Jackie Dewbre  
Recorded: Instrument No. 24001293, Official Public Records of Young County, Texas; said Deed of Trust being in renewal and extension of a Vendor's Lien retained in a Warranty Deed recorded at Instrument No. 24001292, Official Public Records of Young County, Texas  
Secures: Promissory Note ("Note") in the original principal amount of \$89,000.00, executed by Levi Perry and wife, Crystal Perry ("Borrower") and payable to the order of Johnny L. Dewbre and wife, Jackie Dewbre.  
Property: BEING 10.0 acres out of T. E. & L. Company Survey No. 627, Abstract No. 785, Young County, Texas. Said 10.0 acres also being part of the land conveyed to Johnny L. Dewbre and wife, Jackie Dewbre, recorded in Volume 944. Page 60 of the Official Public Records of said county. Said 10.0 acres described in metes and bounds as follows:  
BEGINNING at a 3/8 inch iron rod set at the southeast corner of said survey and at the intersection of the centerline of Taylor Road a county road and Gray Lane a county road;  
THENCE N 89° 49' 47" W 1568.66 feet with the south line of said survey and along said Gray Lane to a 3/8 inch iron rod set for corner;  
THENCE N 0° 08' 08" E 514.63 feet to 3/8 inch iron rod set in the southerly right-of-way line of State Highway 114;  
THENCE S 73° 01' 23" E 1638.96 feet with said right-of-way line to a 3/8 inch iron rod set for corner in said Taylor Road and in the east line of said survey;  
THENCE S 0° 08' 08" W 40.74 feet with the east line of said survey and along said Taylor Road to the point of beginning containing 10.0 acres more or less. (Bearing Base NAD83)

**Foreclosure Sale:**

Date: **Tuesday, October 7, 2025**  
Time: The sale of the Property will be held between the hours of **10:00 A.M. and 4:00 P.M.** local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.  
Place: **Portico of the North Entrance of the Young County Courthouse, in Graham, Young County, Texas**  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Johnny L. Dewbre and Jackie Dewbre's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Johnny L. Dewbre and Jackie Dewbre, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Johnny L. Dewbre and Jackie Dewbre's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Johnny L. Dewbre and Jackie Dewbre's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Johnny L. Dewbre and Jackie Dewbre passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Johnny L. Dewbre and Jackie Dewbre. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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