

OCT 10 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY 140NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 19th day of July, 2023, WILLS POINT EQUESTRIAN ESTATES LLC executed a Deed of Trust conveying to Jonathan D. Nowell, Trustee, the Real Estate hereinafter described to secure the following debts: (a) Vendor's Lien Note in the principal sum of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 (\$1,200,000.00) DOLLARS, executed by WILLS POINT EQUESTRIAN ESTATES LLC, payable to the order of WELDON J. GEORGE, Trustee of the GEORGE LIVING TRUST; and (b) Vendor's Lien Note in the principal sum of TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00) DOLLARS, executed by WILLS POINT EQUESTRIAN ESTATES, LLC, payable to the order of JOE TINKER; and (c) Vendor's Lien Note in the principal sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS, executed by WILLS POINT EQUESTRIAN ESTATES LLC, payable to the order of DIERDRE TINKER evidenced by Promissory Notes of even date herewith (hereinafter collectively called the "Indebtedness"), said Deed of Trust being recorded in Instrument No. 2023-006994, Official Public Records of Van Zandt County, Texas; and

WHEREAS, Default has occurred in the payment of said Indebtedness, and the same is now wholly due, and the owners and holders of said debt has requested the undersigned as Trustee, to sell said property to satisfy said Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 4th day of November, 2025, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate at the north Courthouse door of Van Zandt County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

Said Real Estate is described as follows, in the County of Van Zandt, State of Texas:

TRACT ONE:

All that certain lot, tract or parcel of land situated in the JOHN RAYFIELD SURVEY, A-723, Van Zandt County, Texas, and being described as all of BLOCK A; LOT NOS. 1-18, BLOCK B; LOT NOS. 1-8 & 11-20, BLOCK C; and LOT NOS. 12-13, BLOCK D, GARDEN CITY ADDITION, according to the plat recorded in Glide 180B, Plat Records of Van Zandt County, Texas.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the JOHN RAYFIELD SURVEY, A-723, Van Zandt County, Texas, and being described as LOT NOS. 1-12, BLOCK A; LOT NOS. 1-18, BLOCK B; LOT NOS. 1-12, BLOCK C; LOT NOS. 1-18, BLOCK D; LOT NOS. 1-12, BLOCK E; LOT NOS. 1-18, BLOCK F; and LOT NOS. 1-6, 7B, & 8-15, BLOCK G, GARDEN CITY ADDITION NO. 2, according to the plat recorded in Glide 180A, Plat Records of Van Zandt County, Texas.

SAVE AND EXCEPT THE FOLLOWING TRACTS FROM TRACT TWO:

- (1) All that certain lot, tract or parcel of land situated in the John Rayfield Survey, A-723, Van Zandt County, Texas and being described as Lot Nos. 7, 8 and 9, Block B, Garden City

Addition No. 2, according to the plat recorded in Glide 180A, Plat Records of Van Zandt County, Texas.

(2) All that certain lot, tract or parcel of land situated in the John Rayfield Survey, A-723, Van Zandt County, Texas and being described as Lot Nos. 10, 11 and 12, Block D, Garden City Addition No. 2, according to the plat recorded in Glide 180A, Plat Records of Van Zandt County, Texas.

TRACT THREE:

All that certain lot, tract or parcel of land situated in the JOHN RAYFIELD SURVEY, A-723, Van Zandt County, Texas, and being described as the "BUFFER ZONE" located directly North of BLOCK G, GARDEN CITY ADDITION NO. 2, according to the plat recorded in Glide 180A, Plat Records of Van Zandt County, Texas.

TRACT FOUR:

BEING 33.35 acres of land situated in the JOHN RAYFIELD SURVEY, ABSTRACT NO. 723, Van Zandt County, Texas, being all of that certain called 17.78 acre tract described as First Tract and being all of that certain called 15.266 acre tract described as Second Tract in a deed from Stephen J. Bucchino to William D. Smith, dated October 15, 2018, and recorded in Document No. 2018-011604, of the Deed Records of Van Zandt County, Texas. Said 33.35 acres of land being more particularly described as follows:

BEGINNING at a  $\frac{1}{2}$ " iron rod (found with a cap marked "BG&A") at the southwest corner of the above mentioned 15.266 acre tract, being at the northwest corner of that certain called Garden City Addition No. 1, recorded in Cabinet B, Slide 180, and being in the east boundary line of that certain called 85.003 acre tract as described in a deed to Jonathan Back, et ux., recorded in Document No. 2018-000537.

THENCE: North 02° 43' 26" West, a distance of 1,084.15 feet, with the west boundary line of said 15.266 acre tract, with the east boundary line of the above mentioned 85.003 acre tract, to a 2-1/2" steel fence post (found) at the northwest corner of said 15.266 acre tract and being at the most southerly southwest corner of that certain called 341.133 acre tract as described in a deed to Rodolfo Deanda, et ux., recorded in Document No. 2011-000486;

THENCE: North 88° 55' 12" East, a distance of 625.24 feet, with the north boundary line of said 15.266 acre tract, with the south boundary line of the above mentioned 341.133 acre tract, to a  $\frac{1}{2}$ " iron rod (found) at the northeast corner of said 15.266 acre tract and being at the northwest corner of the above mentioned 17.78 acre tract;

THENCE: North 88° 59' 01" East, a distance of 715.65 feet, with the north boundary line of said 17.78 acre tract, with the south boundary line of said 341.133 acre tract, to a iron bar (found) at the northeast corner of said 17.78 acre tract and being at the northwest corner of that certain called 3.40 acre tract as described

in a deed to Heather D. Bennett, recorded in Document No. 2002-00032660;

THENCE: South 02° 07' 05" East, a distance of 1,091.15 feet, with the east boundary line of said 17.78 acre tract, with the west boundary line of the above mentioned 3.40 acre tract, to a 1/2" iron rod (found with a cap marked "BG&A") at the southeast corner of said 17.78 acre tract and being in the north boundary line of that certain called Garden City Addition No. 2, recorded in Cabinet A, Slide 180;

THENCE: South 89° 10' 48" West, a distance of 736.20 feet, with the south boundary line of said 17.78 acre tract, with the north boundary line of the above mentioned Garden City Addition No. 2, to a 1/2" iron rod (found with a cap marked "PRECISE") at the southwest corner of said 17.78 acre tract and being at the southeast corner of said 15.266 acre tract;

THENCE: South 89° 22' 34" West, a distance of 593.38 feet, with the south boundary line of said 15.266 acre tract, with the north boundary line of said Garden City Addition No. 1, back to the POINT OF BEGINNING and containing a 33.35 acre tract of land.

SAVE AND EXCEPT FROM TRACT FOUR:

BEING 5.00 acres of land situated in the JOHN RAYFIELD SURVEY, ABSTRACT NO. 723, Van Zandt County, Texas, being part of that certain called 17.78 acre tract described as First Tract in a deed from Stephen J. Buccino to William D. Smith, dated October 15, 2018, and recorded in Document No. 2018-011604, of the Deed Records of Van Zandt County, Texas. Said 5.00 acres of land being more particularly described as follows:

BEGINNING at an iron bar (found) for the Northeast corner of these 5.00 acres. Said corner also being the Northeast corner of the above referenced 17.78 acres (First Tract), being the Northwest corner of a called 3.40 acres to Heather D. Bennett recorded in Document No. 2002-00032660 of the Real Records of Van Zandt County, Texas, and being on a South line of a called 341.133 acres to Rodolfo Deanda, et ux. recorded in Document No. 2011-000486 of the Real Records of Van Zandt County, Texas.

THENCE: South 02° 07' 05" East, a distance of 1091.15 feet, along the East line of the 17.78 acres (First Tract) and the West line of the above referenced 3.40 acres, to a 1/2 inch iron rod (found) for the Southeast corner of these 5.00 acres. Said corner also being the Southeast corner of the 17.78 acres (First Tract) and being the Southwest corner of the 3.40 acres;

THENCE: South 89° 10' 48" West, a distance of 536.48 feet, along the South line of the 17.78 acres (First Tract), to a 1/2 inch iron rod (set) for the Southwest corner of these 5.00 acres;

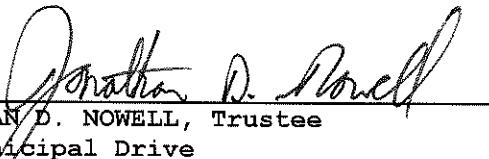
THENCE: North 02 Deg. 07 Min. 05 Sec. West, a distance of 1090.47

feet, over and across the 17.78 acres (First Tract), to a 1/2 inch iron rod (set) for the Northwest corner of these 5.00 acres and also being on the North line of the 17.78 acres (First Tract);

THENCE: North 88 Deg. 59 Min. 01 Sec. East, a distance of 199.70 feet, with the North line of the 17.78 acres (First Tract), back to the POINT OF BEGINNING and containing a 5.00 acre tract of land.

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.

WITNESS MY HAND the 10<sup>th</sup> day of October, 2025.

  
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JONATHAN D. NOWELL, Trustee  
151 Municipal Drive  
Gun Barrel City, Texas 75156  
(903) 887-0339