

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS
COUNTY OF TYLER

§
§ KNOW ALL PEOPLE BY THESE PRESENTS:
§

The undersigned has been appointed as one of the substitute trustees to foreclose the following described Deed of Trust lien. The original deed of trust was executed by Colemans Family Mortuary LLC, to Richard Melamed, Trustee. It was dated February 29, 2024, and executed for the benefit of the Beneficiary, GL&L Holdings LLC, a Texas limited liability company. The deed of trust was duly recorded in Volume 1354, Page 728 (Document No. 24-721) of the Official Public Records of Tyler County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$132,500.00. Default has occurred under the note and deed of trust.

Either I, or Tommy Jackson, Keata Smith or Stephanie Hernandez will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, foreclose the deed of trust lien and sell the property (together or in separate parcels) on Tuesday, December 3, 2024 (that being the first Tuesday of said month). The sale will be at public auction to the highest bidder for cash, (however, the beneficiary will be allowed to make a credit bids). The sale will be held in the area designated by the County Commissioners Court for deed of trust foreclosures, at the hour of 1:00 p.m. or within three hours thereafter of that day. The property is described as follows:

11.02 acre tract of land situated in the Josiah Wheat Survey, Abstract 657, Tyler County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

EXECUTED on November 8, 2024

Richard Melamed Tommy Jackson
Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com

NO. _____ TIME 10:35

NOV 12 2024

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By *Donece Gregory*



4828671

EXHIBIT "A"

Field note description of an 11.02 acre tract of land situated in the Josiah Wheat Survey, Abstract 657, Tyler County Texas and being a part of a called 12.44 acre tract conveyed to the Woodville Independent School District by deed recorded in Volume 156 Page 620 Tyler County Deed Records (TCDR). The said 11.02 acre tract being the called 11.011 acre tract conveyed to the Mary Lee Foundation, a Texas non-profit corporation by deed recorded in Volume 743 page 822 Official Public Records Tyler County (OPRTC). The said 11.02 acre tract being more particularly described as follows:

Bearings are based on the west line of the Mary Lee Foundation called 11.011 acre tract recorded in Vol. 743 Pg 822 OPRTC, called N 26 deg 58' 38" E.

Beginning at a 5/8" iron rod found for the northwest corner of said 11.011 acre and 12.44 acre tracts and southwest corner of the Clow tract described in Volume 245 Page 586 TCDR;

Thence S 84 deg 55' 10" E (called S 84 deg 54' 44" E) generally with a 6' chainlink fence and with the north line of said 11.011 acre and 12.44 acre tracts and south line of said Clow tract, at 389.74 feet pass a 1/2" iron rod found for the southeast corner of said Clow tract and southwest corner of the "The Holly Tree" called 0.54 acre tract described in Volume 653 Page 171 OPRTC; continuing S 84 deg 55' 10" E with the north line of said 11.011 acre and 12.44 acre tracts and south line of said 0.54 acre tract a total distance of 602.39 feet (called 601.82 feet) to a 5/8" iron rod found on the west right of way of South Pecan Street for the northeast corner of said 11.011 acre tract and southeast corner of said 0.54 acre tract, a 6 foot chainlink fence corner post Bears N 85 deg 45' W 10.85 feet;

Thence S 00 deg 46' 21" E 787.09 feet (called S 00 deg 46' 51" E 787.05 feet) with the east line of said 11.011 acre tract and west right of way of South Pecan Street to a point (power pole on corner) in the south line of said 12.44 acre tract for the southeast corner of said 11.011 acre tract and northeast corner of the Debra McHenry called 0.921 acre tract described in Volume 1180 Page 441 OPRTC, a 6' chainlink fence corner post Bears N 68 deg 10' W 1.7 feet and a 1/2" iron rod found for reference Bears S 01 deg 14' 52" W 1.85 feet;

Thence N 66 deg 28' 12" W (called N 66 deg 27' 11" W) generally with a 6' chainlink fence and with the south line of said 11.011 acre and 12.44 acre tracts and north line of said 0.921 acre tract, at 288.50 feet pass a 1/4" pipe found for the northwest corner of said 0.921 acre tract and northeast corner of the McKinley Jackson tract described in Volume 333 Page 988 TCDR; continuing N 66 deg 28' 12" W with the south line of said 11.011 acre and 12.44 acre tracts and north line of said Jackson tract, the WISD called 0.225 acre tract described in Volume 182 Page 449 TCDR, WISD called 0.482 acre tract described in Volume 459 Page 951 TCDR and the Virginia Baker called 5.40 acre tract conveyed Volume 1031 Page 933 OPRTC being the remainder of a called 28 acre tract described in Volume K Page 116 TCDR, a total distance of 927.09 feet (called 926.67 feet) to a 5/8" iron rod found for the southwest corner of said 11.011 acre and 12.44 acre tracts;

Thence N 26 deg 58' 38" E 527.66 feet (called 527.69 feet) generally with a 6' chainlink fence and with the west line of said 11.011 acre and 12.44 acre tracts and along with said 5.40 acre tract to the Place of Beginning containing 11.02 acres of land more or less.