

NO. _____ TIME 12:10 PM

NOTICE OF TRUSTEE'S SALE

JAN 08 2025

DEPUTY COUNTY CLERK
BY James Brown
TYLER COUNTY TEXAS

Date: January 16, 2025
Trustee: Scott Ratcliff
Mortgagee: Rowan Lane Partners, LLC dba Crosscourt Land
Note: Dated Effective August 26, 2022 in the original principal amount of \$44,910.00

Deed of Trust

Date: Effective August 26, 2022
Grantor: Ramell Boyer
Mortgagee: Rowan Lane Partners, LLC dba Crosscourt Land

Recording information: Deed of trust from Ramell Boyer, recorded in Volume 1311, Page 526, Official Public Records of Tyler County, Texas.

Property: The real property located in Tyler County, Texas described in the attached **Exhibit A**.

County: Tyler County, Texas

Date of Sale (first Tuesday of month): March 4, 2025

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.m.

Place of Sale: Under the stairs of the Tyler County Courthouse north entrance, 100 West Bluff, Woodville, Texas 75979 or other place as designated by the Tyler County Commissioners.

Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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 Mortgagee. 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 to Chance Law Firm, PLLC, 2009 Tulane Drive, Lufkin, Texas 75901.



Scott Ratcliff, Trustee

EXHIBIT A

BEING LOT 1 OF CROSSCOURT LAND ADDITION NO. 2, LOCATED IN TYLER COUNTY, TEXAS AS THE SAME APPEARS ON PLAT RECORDED IN PLAT #241 OF THE PLAT RECORDS OF TYLER COUNTY, TEXAS.