

NO. N/A TIME 2:15PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**JUN 26 2025**

Date: June 19, 2025

DONICE GREGORY, COUNTY CLERK  
TYLER COUNTY, TEXAS  
By Clarie J. Benesom

Substitute Trustee: Scott Ratcliff

Mortgagee: Rowan Lane Partners, LLC, a Texas limited liability company dba Crosscourt Land

Note: Dated June 1, 2020 in the original principal amount of \$31,410.00

Deed of Trust

Date: June 1, 2020

Grantor: Timothy Bedwell and Lekeante Cockerham

Mortgagee: Rowan Lane Partners, LLC, a Texas limited liability company dba Crosscourt Land

Recording information: Deed of trust from Timothy Bedwell and Lekeante Cockerham, recorded in Volume 1239, Page 827, 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): August 5, 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 North entrance of the Tyler County Courthouse, 100 West Bluff, Woodville, Tyler County, Texas.

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

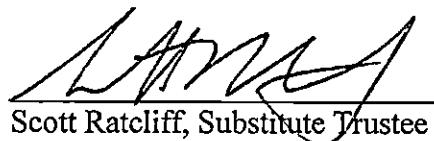
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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, Substitute 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 Substitute 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.**



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Scott Ratcliff, Substitute Trustee

EXHIBIT A

  
**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**5.00 ACRES**  
**IN THE JOSIAH WHEAT SURVEY, ABSTRACT NUMBER 657**  
**TYLER COUNTY, TEXAS**

BEING a 5.00 acre tract of land situated the the Josiah Wheat Survey, Abstract Number 657, Tyler County, Texas, being a portion of that certain called 35.00 acre tract described in instrument to Rowan Land Partners, LLC., recorded in Volume 1236, Page 538 of the Official Records of Tyler County, Texas (O.R.T.C.I.), said 5.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the approximate centerline of Cobb Mill Road, the northerly line of said 35.00 acre tract, for the northwesterly corner of the herein described 5.00 acre tract, from which a calculated point for the northwesterly corner of said 35.00 acre tract, bears South 86°38'16" West, 349.66 feet;

THENCE North 86°38'16" East, 279.05 feet, with the approximate centerline of said Cobb Mill Road, the northerly line of said 35.00 acre tract, to a calculated point for the northeasterly corner of the herein described 5.00 acre tract, from which a calculated point for the northeasterly corner of said 35.00 acre tract, bears North 86°38'16" East, 561.45 feet;

THENCE South 02°48'17" East, severing said 35.00 acre tract, at a distance of 25.31 feet, pass a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of said Cobb Mill Road for reference, in all, a total distance of 779.93 feet, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 5.00 acre tract;

THENCE South 86°03'42" West, 279.09 feet, continuing across said 35.00 acre tract, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 5.00 acre tract;

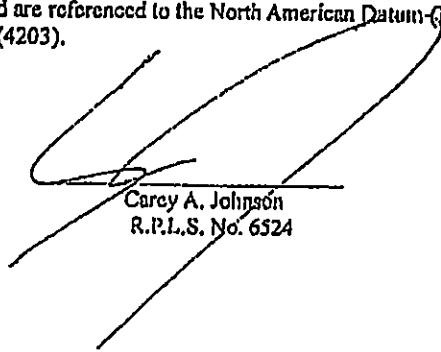
THENCE North 02°48'17" West, continuing across said 35.00 acre tract, at a distance of 757.13 feet, pass a  $\frac{1}{2}$  inch iron rod with cap stamped "IPS 100834-00" set in the southerly margin of said Cobb Mill Road for reference, in all, a total distance of 782.13 feet, to the POINT OF BEGINNING.

CONTAINING a computed area of 5.00 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 30, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-196.

Bearings recited herein are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

May 4, 2020  
Date



Carey A. Johnson  
R.P.L.S. No. 6524