

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: May 9, 2025

Deed of Trust:

Grantor: DOLORES TAN

Grantor's County: TRINITY COUNTY, TEXAS

Beneficiary: ELEGMENT DREAM ACRES, LP

Substitute Trustee: ANTHONY J. KING

Trustee's Address: 115 E 6th Street, Rusk, Texas 75785

Recording Information: Volume 1108, Page 492, Official Records of Trinity County, Texas.

Property:

BEING Lots Two Hundred seventeen (217) and Two Hundred eighteen (218), Section Eight (8) of the PORT ADVENTURE SUBDIVISION, a subdivision of Trinity County, Texas, according to the plat of said subdivision in Cabinet A, Slide 281 of the Plat Records of Trinity County, Texas.

Note:

Date: March 1, 2023

Amount: THIRTY-ONE THOUSAND THREE HUNDRED SEVENTEEN and 47/100 (\$31,317.47) DOLLARS

Debtor: DOLORES TAN

Holder: ELEGMENT DREAM ACRES, LP

Date of Sale of Property: June 3, 2025

Earliest Time of Sale of Property: 10:00 A.M. or within 6 Hours of same

Place of Sale of Property: THE CENTER STEPS OF THE TRINITY COUNTY COURTHOUSE LEADING TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 9th day of May, 2025, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said DOLORES TAN, has made default in the payment and financial obligation therein and of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, ELEGMENT DREAM ACRES, LP, the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of June, 2025, beginning no earlier than 10:00 o'clock A.M. and taking place not later than six (6) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Trinity County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Trinity County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Groveton, Trinity County, Texas,

WITNESS MY HAND this 9th day of May, 2025.


ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, Texas Property Code:

"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."

at 11:25 FILED A M
o'clock

JUN 03 2025

SHASTA BERGMAN
COUNTY CLERK TRINITY CO TEXAS
By [Signature] Deputy