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POSTED

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TIME 1:58 PM
BY: Chelsea Clark
SANDRA K. DUCKWORTH, COUNTY CLERK

Notice of Substitute Trustee's Sale

Date: May 22, 2026
Trustee: Krystal Garcia Riley
Substitute Trustee: Zachary Watson
Lender: Yellow W Land Co., LLC, a Texas limited liability company
Note: Original principal sum of \$23,475.00 dated June 8, 2023

Deed of Trust

Date: June 8, 2023
Grantor: Michael Williams and Sara Rose
Lender: Yellow W Land Co., LLC, a Texas limited liability company

Information:

That certain Deed of Trust dated June 8, 2023, executed by Michael Williams and Sara Rose to Krystal Garcia Riley, Trustee for Yellow W Land Co., LLC, a Texas limited liability company, recorded as Document Number 176751, Volume 782, Page 894, further secured by a Warranty Deed with Vendor's Lien of even date executed by Yellow W Land Co., LLC, a Texas limited liability company to Michael Williams and Sara Rose, filed for record as Document Number 176750, Volume 782, Page 888, of the Official Public Records of Newton County, Texas.

Property:

BEING **10.39 acres** of land located in the John M. Jordan Survey, Abstract 247, situated in Newton County, Texas, and being more particularly described by metes and bounds in Exhibit "A", attached hereto.

County: Newton County, Texas


Date of Sale (first Tuesday of month): July 7, 2026

Time of Sale: 1:00 p.m., or within three hours thereafter.

Place of Sale: **The Newton County Courthouse Annex Building located at 110 Court Street, Newton, Texas 75966, if the Courtroom is closed for holidays or elections or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

Krystal Garcia Riley is Trustee under the Deed of Trust. Lender has also appointed Zachary Watson as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee and/or Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee and/or 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.



Zachary Watson, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.

EXHIBIT "A"

JOHN M. JORDAN SURVEY
ABSTRACT 247
NEWTON COUNTY, TEXAS

LEGAL DESCRIPTION FOR TRACT 1 A 10.39 ACRE TRACT

BEING a 10.39 acre tract of land located in the John M. Jordan Survey, Abstract 247, situated in Newton County, Texas, and all of the remainder of a called 8 acre tract conveyed to A.B. Rhodes by a deed recorded in Volume 155 Page 403 of the Deed Records of Newton County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod with MSS 6569 set for the north corner of this tract, same being the north corner of said Rhodes' remainder of a called 8 acre tract, the east corner of the remainder of a called 8 acre tract conveyed to the Children and Heirs of Elisha Odom by a deed recorded in Volume 79 Page 245 of the Deed Records of Newton County, Texas, and in the southwest margin of Farm to Market Road 1415 and from which a TXDOT right-of-way marker was found bearing N 47°05'19" W a distance of 9.35';

Thence with the northeast line of said Rhodes' remainder of a called 8 acre tract and the southwest margin of Farm to Market Road 1415, as follows:

S 47°05'19" E, a distance of 191.05' to a TXDOT right-of-way monument found for angle point;
S 50°04'24" E, a distance of 83.79' to the northerly east corner of this tract, same being the northerly east corner of said Rhodes' remainder of a called 8 acre tract and the north corner of the remainder of a called 3.9 acre tract (Seventh Tract) conveyed to Lola Odem Lewis by a deed recorded in Volume 100 Page 201 of the Deed Records of Newton County, Texas, a point from which a 1/2" bent iron rod was found bearing N 41°55'41" E a distance of 0.43';

Thence S 42°03'00" W with the northerly southeast line of said Rhodes' remainder of a called 8 acre tract and the northerly northwest line of said remainder of a called 3.9 acre tract, a distance of 234.24' to a 1/2" iron rod with MSS 6569 set for angle corner of this tract, same being an angle corner of said Rhodes' remainder of a called 8 acre tract, the northerly west corner of said remainder of a called 3.9 acre tract and the north corner of the Jim Shankle Cemetery;

Thence S 44°28'28" W with the northerly southeast line of said Rhodes' remainder of a called 8 acre tract and the northwest line of said Jim Shankle Cemetery, a distance of 192.61' to a 1/2" iron rod with MSS 6569 set for interior corner of this tract, same being the interior corner of said Rhodes' remainder of a called 8 acre tract and the west corner of said Jim Shankle Cemetery;

Thence S 41°31'09" E with the southerly northeast line of said Rhodes' remainder of a called 8 acre tract and the southwest line of said Jim Shankle Cemetery, a distance of 207.00' to a 1" iron pipe found for an east corner of this tract, same being the southerly east corner of said Rhodes' remainder of a called 8 acre tract, the south corner of said Jim Shankle Cemetery, the southerly west corner of said remainder of a called 3.9 acre tract, and the north corner of a called 6 acre tract conveyed to Aaron James and wife, Minnie James, by a deed recorded in Volume 117 Page 123 of the Deed Records of Newton County, Texas;

Thence S 41°55'41" W with the southerly southeast line of said Rhodes' remainder of a called 8 acre tract and the northwest line of said 6 acre tract, a distance of 743.61' to the south corner of this tract, same being the south corner of said Rhodes' remainder of a called 8 acre tract and the west corner of said 6 acre tract, a point on Clear Creek from which a 1/2" iron rod with MSS 6569 set for reference bears N 41°55'41" E a distance of 100.00';

Thence with the meanders of Clear Creek as follows:

N 37°30'19" W, a distance of 13.37' to an angle point;
N 34°51'56" W, a distance of 86.82' to an angle point;
N 21°23'58" W, a distance of 41.96' to an angle point;
N 30°14'49" W, a distance of 79.24' to an angle point;
N 10°30'30" E, a distance of 26.99' to an angle point;
N 78°30'03" E, a distance of 37.69' to an angle point;
S 81°20'57" E, a distance of 68.05' to an angle point;
N 43°12'42" E, a distance of 6.43' to an angle point;
N 72°05'06" W, a distance of 48.63' to an angle point;
N 48°34'10" W, a distance of 22.36' to an angle point;
N 57°45'28" W, a distance of 15.26' to an angle point;
S 76°13'01" W, a distance of 42.65' to an angle point;
N 78°39'11" W, a distance of 60.27' to an angle point;
N 08°16'43" W, a distance of 93.49' to an angle point;
N 06°43'29" E, a distance of 53.67' to an angle point;
N 72°41'09" W, a distance of 45.87' to an angle point;

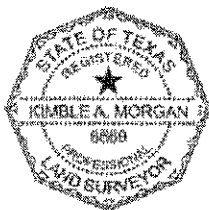
EXHIBIT "A"

N 15°21'03" E, a distance of 93.11' to an angle point;
N 28°25'17" E, a distance of 14.51' to the west corner of this tract, same being the west corner of said Rhodes' remainder of a called 8 acre tract, and the south corner of said Odum's remainder of a called 8 acre tract;

Thence N 41°58'41" E with the northwest line of said Rhodes' remainder of a called 8 acre tract and the southeast line of said Odum's remainder of a called 8 acre tract, a distance of 983.92' to the Place of Beginning and containing 10.39 acres.

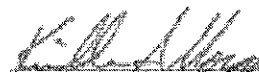
Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (2277 EPSG) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
- (2) See the above description, as shown, on the attached plat prepared even date.
- (3) This survey was completed without the benefit of a current title report, and as such, not all easements or servitudes have been researched and/or shown at this time.
- (4) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-Rural, TSPS Standard Land Survey.
- (5) The subject property abuts and adjoins a public roadway.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand and seal, this the 24th day of June, 2022.


Kimble A. Morgan RPLS# 6589
Morgan Surveying Services, LLC
120 East Linnit Street, Jasper, TX 75951
(409) 383-3372
Employee of Morgan Surveying Services, LLC FIRM NO. 10194129