

9728

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: May 21, 2025

Deed of Trust:

Grantor: CASEY ROBERT WEEKLEY

Grantor's County: NEWTON COUNTY, TEXAS

Beneficiary: ELEGMENT LLC

Substitute Trustee: ANTHONY J. KING

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

Recording Information: Vol. 793, Page 226, Document Number 178097, Official Records of Newton County, Texas.

POSTED
JUN 12 2025
TIME 1:20 PM
BY: *Chelsea Clark*
SANDRA K. DUCKWORTH, COUNTY CLERK

Property:

BEING a 4.336 acre tract or parcel of land located in the J.P. McMahon Jr. Survey, Abstract 1208, situated in Newton County, Texas, and being a Resurvey of a called 4.770 acre tract conveyed to Elegment, LLC by a deed recorded in Volume 751 Page 687 of the Official Public Records of Newton County, Texas. Said parcel of land being more particularly described as follows:

BEGINNING at a 2" plastic pipe found for the west corner of this tract, same being the west corner of of said 4.770 acre tract and an interior corner of a called 11.000 acre tract conveyed to Inner Loop Freight Services by a deed recorded in Volume 780 Page 642 of the Official Public Records of Newton County, Texas, and from which a $\frac{3}{8}$ " iron rod was found bearing S 02°52'12" E a distance of 12.48';

THENCE N 49°36'33" E with the northwest line of said 4.770 acre tract and a southeast line of said 11.000 acre tract, a distance of 496.36' to the north corner of this tract, same being the north corner of said 4.770 acre tract, an east corner of said 11.000 acre tract and in a southwest line of a called 54.520 acre tract conveyed to Inner Loop Freight Services by a deed recorded in Volume 780 Page 644 of the Official Public Records of Newton County, Texas, a point from which a $\frac{1}{2}$ " iron rod was found bearing N 49°36'33" E a distance of 3.57';

THENCE S 37°22'02" E with the northeast line of said 4.770 acre tract and a southwest line of said 54.520 acre tract, a distance of 360.98' to a $\frac{1}{2}$ " iron rod with MSS 6569 set for the east corner of this tract, same being the east corner of said 4.770 acre tract and the north corner of a called 2 acre tract conveyed to Cecil R. Johnson and Eunice Johnson by a deed recorded in Volume 447 Page 400 of the Deed Records of Newton County, Texas, and from which a 2" plastic pipe found at the east corner of said 2 acre tract bears S 37°22'02" E a distance of 143.51';

THENCE S 50°19'54" W with the southeast line of said 4.770 acre tract and the northwest line of said 2 acre tract, a distance of 617.31' to the south corner of this tract, same being the south corner of said 4.770 acre tract and in the northeast line of a called 4.91 acre tract (8.67 acres tract N.C.A.D.R.) conveyed to Marvin Mitchell, Jr. by deed recorded in Volume 6630 Page 506 of the Official Public Records of Newton County, Texas, a point from which a pine knot found at the south corner of said 2 acre tract bears S 18°44'59" E a distance of 149.48', and a $\frac{1}{2}$ " iron rod was found bearing N 50°19'54" E a distance of 1.45';

THENCE N 18°44'59" W with the southwest line of said 4.770 acre tract and the northeast line of said 4.91 acre tract, a distance of 129.73' to a $\frac{1}{2}$ " iron rod with MSS 6569 set for exterior corner of this tract, same being the exterior of said 4.770 acre tract and the southwest corner of a called 0.23 of an acre tract conveyed to Jamestown Water Supply Corporation by a deed recorded in Volume 309 Page 674 of the Deed Records of Newton County, Texas;

THENCE with the interior lines of said 4.770 acre tract and around said 0.23 of an acre tract as follows:

N 71°14'11" E, a distance of 99.82' to a $\frac{3}{8}$ " iron rod found for interior corner of this tract and the southeast corner of said 0.23 of an acre tract;

N 18°35'42" W, a distance of 99.78' to a $\frac{3}{8}$ " iron rod found for interior corner of this tract and the northeast corner of said 0.23 of an acre tract;

S 71°22'25" W, a distance of 100.09' to a 60d nail found adjacent to a $\frac{3}{8}$ " iron rod for exterior corner of this tract, same being an exterior corner of said 4.770

acre tract, the northwest corner of said 0.23 acre tract,
and in the northeast line of said 8.67 acre tract;

THENCE N 18°44'59" W with the southwest line of said 4.770 acre tract and the northeast line of said 4.91 acre tract, at distance of 113.66' passing a 2" plastic pipe found at the north corner of said 4.91 acre tract and the southeast corner of the above mentioned 11.000 acre tract, and continuing with the southwest line of said 4.770 acre tract and an east line of said 11.000 acre tract, **a total distance of 149.68'** to the PLACE OF BEGINNING and **containing 4.336 acres.**

Note:

Date: February 2, 2024

Amount: FOURTY-NINE THOUSAND and NO/100 (\$49,000.00)
DOLLARS

Debtor: CASEY ROBERT WEEKLEY

Holder: ELEGMENT LLC, a Texas Series Limited Liability Company

Date of Sale of Property: July 1, 2025

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

Place of Sale of Property: ON THE SIDEWALK IN FRONT OF THE POSTING BOARD LOCATED NEAR THE MIDDLE OF THE BLOCK FACING US HIGHWAY 190 ON THE NORTH SIDE OF THE NEWTON COUNTY COURTHOUSE SQUARE IN NEWTON, NEWTON COUNTY, TEXAS WHICH SAID BUILDING IS LOCATED AT 113 COURT STREET AND IS OWNED BY AND HOUSES THE NEWTON COUNTY CLERK AND NEWTON COUNTY TAX ASSESS-COLLECTOR OFFICES, 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 21st day of May, 2025, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said CASEY ROBERT WEEKLEY, 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 LLC, the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of July, 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 Newton, Newton 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 Newton 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 Newton, Newton County, Texas,

WITNESS MY HAND this 21st 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."