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POSTED

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TIME 11:10 Am
BY: Michelle Madley
SANDRA K. DUCKWORTH, COUNTY CLERK

Notice of Substitute Trustee's Sale

Date: April 15, 2026

Substitute Trustee: Krystal Riley

Lender: Yellow W. Land Co, LLC, a Texas limited liability company

Note: Original principal sum of \$31,500.00 dated August 22, 2023

Deed of Trust

Date: August 22, 2023

Grantor: Christian Wright

Lender: Yellow W. Land Co, LLC, a Texas limited liability company

Information:

That certain Deed of Trust dated August 22, 2023, executed by Christian Wright to T. Alan Hart, Trustee for Yellow W Land Co, LLC, recorded as Document Number 177215, Volume 786, Page 250, further secured by a Warranty Deed with Vendor's Lien of even date executed by Yellow W Land Co, LLC to Christian Wright, filed for record as Document Number 177214, Volume 786, Page 245, of the Official Public Records of Newton County, Texas.

Property:

Being 5.003 acres of land, more or less, out of and a part of Abstract 1049, S.E. Wood Survey, aka A.S. McWilliams Survey, Newton County, Texas, said 5.003 acres being more particularly described by Exhibit "A" attached hereto.

County: Newton County, Texas

Date of Sale (first Tuesday of month): June 2, 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, or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

T. Alan Hart is Trustee under the Deed of Trust. Lender has appointed Krystal Riley as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the 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.



Krystal Riley, 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"

BEING all that certain parcel of parcel 30 land located in the S. 1/4 West Survey, Acreage 1149, situated in Newton County, Texas, and being all of a called 5.00 acre tract, conveyed to Yellow W. Land Co. LLC, by a deed recorded in Volume 280 Page 406 of the Official Public Records of Newton County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a broken 4" x 4" concrete monument found for the southeast corner of said 5.00 acre tract, a north-south corner of a called 39.41 acre tract conveyed to Donald L. Barmitt ET AL by a deed recorded in Volume 371 Page 648 of the Official Public Records of Newton County, Texas; a south line of a called 1573 acre tract conveyed to Texas Forest Services by a deed recorded in Volume 18 Page 445 of the Deed Records of Newton County, Texas, and in the west margin of Private Road 7129, being the southwest corner of this tract;

Thence S 86° 27' 37" W along the south line of said 5.00 acre tract and a north line of said 39.41 acre tract a distance of 387.85' to a 5/8" iron rod found for the southeast corner of said 5.00 acre tract, in the north line of said 39.41 acre tract, and the southeast corner of a called 22.00 acre tract conveyed to Alfred Davis by a deed recorded in Volume 217 Page 297 of the Deed Records of Newton County, Texas, being the southeast corner of this tract;

Thence N 01° 31' 31" W along the west line of said 5.00 acre tract and the east line of said 22.00 acre tract a distance of 600.40' to a 1/2" iron rod in MSS 6589 set for the northwest corner of said 5.00 acre tract, a northeast corner of said 22.00 acre tract, and in the south line of a called 10.00 acre tract conveyed to Madras Napoleon Nichols by a deed recorded in Volume 251 Page 641 of the Deed Records of Newton County, Texas, being the northwest corner of this tract;

Thence N 50° 28' 12" E along the north line of said 5.00 acre tract and a south line of said 10.00 acre tract a distance of 357.00' to a 1/2" iron rod in MSS 6589 set for the northwest corner of said 5.00 acre tract, the southeast corner of said 10.00 acre tract, in a west line of said 1573 acre tract, and in the east edge of said Private Road 7129, being the northwest corner of this tract;

Thence S 03° 41' 17" E along the east line of said 5.00 acre tract, a west line of said 1573 acre tract, and crossing over said Private Road 7129 a distance of 609.40' to the point of beginning, containing 5.003 acres.