

Notice of Trustee's Sale

FILED

Date: July 2, 2026
Trustee: Jeff "Marty" Barnhill
Lender: Markus Colten Manning
Note: Original principal sum of \$75,032.00 dated January 12, 2024

JUL - 7 2026 12:07pm
BY AMY KAISER
LEON COUNTY CLERK
LEON COUNTY

Deed of Trust

Date: January 12, 2024
Grantor: Mikel John Quinn
Lender: Markus Colten Manning

Information:

That certain Deed of Trust dated January 12, 2024, executed Mikel John Quinn to Markus Colten Manning, recorded as Instrument No. 2024-465454, Official Public Records, Leon County, Texas

Property:

Being 4.830 acres out of a called 18.00 acre tract according to the recorded deed thereof in Volume 1170, Page 33 of the Official Property Records of Leon County, Texas, also located in the Robert Rogers Survey, A-21, Leon County, Texas, said 4.830 acres being more fully described by metes and bounds in Exhibit "A" attached.

County: Leon County, Texas
Date of Sale (first Tuesday of month): August 4, 2026
Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: South Entrance to the Leon County Courthouse, 130 West St Marys St., Centerville, Texas 75833 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Postponement Rights

The Deed of Trust permits the Lender to postpone, withdraw or reschedule the sale for . In that case, the Trustee, or, if appropriate, the Substitute Trustee, under the Deed of

Trust need not appear at the date, time and place of a scheduled sale announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirement of the Texas Property Code. The reposting or refiling may be after the date originally schedule for this sale.

Terms of Sale

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate his, her, its or their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any liens, security interests, encumbrances and other title matters set for in the Deed of Trust, so prospective bidders are reminded that by law the sale will necessarily be made subject to all liens, security interests, encumbrances and other prior matters of record affecting the Property, if any to the extent that they remain in full force and effect and have not been subordinated to the Deed of Trust.

The sale shall not cover any of the Property that has been released of public record from the lien of the Deed of Trust.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Current Owner and Holder of the Note has the right to direct the Trustee, or, if appropriate, the Substitute Trustee, to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in its "as is, and where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the Trustee, or if appropriate, Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or if appropriate Substitute Trustee.

Type of Sale

The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantor.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Default in Indebtedness Secured

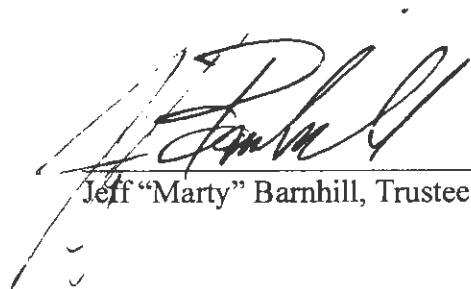
Default has occurred in the payment of the Indebtedness Secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the Indebtedness Secured by the Deed of Trust has been accelerated and such Indebtedness Secured is now wholly due and payable.

Request to Act and Conduct Sale

Therefore, at the date, time and place set forth above, the undersigned, or one of the appointed Substitute Trustees, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

Questions concerning the sale may be direct to the undersigned at 1616 S. Chestnut, Lufkin, Texas 75901.

Notice is also given that before the sale the Lender may appoint another person as Substitute Trustee to conduct the sale.



Jeff "Marty" Barnhill, 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 4.830 acres out of a called 18.00 acre tract according to the recorded deed thereof in Volume 1170, Page 33 of the Official Property Records of Leon County, Texas, also located in the Robert Rogers Survey, A-21, Leon County, Texas, said 4.830 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the most easterly corner of a called 18.00 acre tract, having a Texas State Plane Coordinate of N-10,372,798.66600, E-3,617,776.28800, Central Zone (4203), NAD83;

THENCE North 39 degrees 39 minutes 10 seconds West, a distance of 631.35 feet to a 5/8" iron rod set for the most easterly corner and **POINT OF BEGINNING** of herein described tract;

THENCE South 74 degrees 19 minutes 13 seconds West, a distance of 432.58 feet to a 5/8" iron rod set in the easterly line of Highway 39 for the most southerly corner of herein described tract;

THENCE North 15 degrees 40 minutes 47 seconds West, with the east line of Highway 39, a distance of 972.83 feet to a 1/2" iron rod found for the most northerly corner of said 18.00 acres and herein described tract;

THENCE South 39 degrees 39 minutes 10 seconds East, with the northeasterly line of said 18.00 acres, a distance of 1,064.67 feet to the **POINT OF BEGINNING** and containing 4.830 acres of land.