

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 1st day of May, 2024, MIGUEL DELACRUZ AND WIFE, CARA DELACRUZ, executed a Deed of Trust (Security Agreement, Financing Statement) conveying to JAMES D. VANDEVENTER, Trustee, the Real Estate hereinafter described, to secure SOUTHSIDE BANK in the payment of a debt therein described, said Deed of Trust (Security Agreement, Financing Statement) being recorded in County Clerk's File No. 2024-445635, in the Official Public Records of Angelina County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of June, 2025, between 10:00 o'clock a.m. and 1:00 p.m., I will sell said Real Estate in the hallway outside the Commissioner's Courtroom adjacent to the atrium or the front steps of the main entrance to the Angelina County Courthouse, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Angelina County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 5th day of May, 2025.



JAMES D. VANDEVENTER, Trustee
909 ESE Loop 323, Suite 400
Tyler, TX 75701

FILED
AT 3:30 O'CLOCK P M
MAY 05 2025
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By 

EXHIBIT "A"

Being 0.272 acres of land lying in Angelina County, Texas, situated in the H. H. BROOKSHIRE SURVEY, ABSTRACT No. 127, being all of that certain tract described in General Warranty Deed from Anthony Hayes and Ashley Hayes to Blue Oak Property Solutions, LLC., recorded in the Official Public Records of Angelina County, Texas (OPRACT) in Document Number 2024-00443575, dated March 6th, 2024 to which reference is hereby made for any and all purposes and said combination tract being described by metes and bounds as follows to wit;

Beginning at the Southeast corner of reference tract, said point being the Southwest corner of that certain tract conveyed to Moseley Family Revocable Living Trust, recorded in the OPRACT in Volume 1428 on Page 244, said point being located on the North margin of a public road locally known as Freeman Street, said point being a ½ in. iron pipe found for corner and the Point of Beginning of the herein described tract and from which, a ½ in. iron pipe found at the Southeast corner of said Moseley tract bears S89°16'18"E – 79.84 feet distant;

Thence N89°55'59"W, at a distance of 79.92 feet, (call West 80 feet), with the South boundary line of reference tract and with the North margin of said Street, to the Southwest corner of reference tract and Southeast corner of the residual portion of that certain called 0.38 acre tract conveyed in Quit Claim to Jose Carmelo Cordero recorded in the OPRACT in Document Number 2016-00344924, being more particularly described in Volume 1145 on Page 448 with greater detail given in Volume 513 on Page 72, a ½ in. iron pipe found for corner witnessed by a 1 in. iron pipe found bearing S48°29'41"W – 1.32 feet and a ½ in. iron pipe found for the Southwest corner of said residue bearing N89°32'30"W – 116.27 feet distant;

Thence N00°00'00"E, at a distance of 148.50 feet, (called North 148 feet), with the West boundary line of reference tract and East boundary of said 0.38 acre tract, to the Northwest corner of reference tract and intersect the South boundary line of that certain called a 0.668 acre tract conveyed to Juan Ferman, recorded in the OPRACT in Volume 1149 on Page 600, a ½ in. iron pipe found for corner;

Thence N89°46'20"E, at a distance of 79.63 feet, (called East 80 feet), with the North boundary line of reference tract, the South boundary line of said 0.668 acre tract, passing at 54.05 feet, a ½ in. iron pipe found for its Southeast corner and Southwest corner of that certain called 2.502 acre tract conveyed to Sammy Taylor Sr., recorded in the OPRACT in Document Number 2022-00403645, and continuing along said line to the Northeast corner of reference tract and Northwest corner of the aforesaid referred to Moseley tract, a ½ in. iron pipe found for corner;

Thence S00°06'45"E, at a distance of 148.91 feet, (called South 148 feet), with the East boundary line of reference tract and West boundary line of said Moseley tract, to the Point of Beginning of the herein described tract and found to contain 0.272 acres more or less.