

NOTICE OF FORECLOSURE SALE

July 11, 2025

FILED
AT 2:09 O'CLOCK P M
JUL 15 2025

Deed of Trust ("Deed of Trust"):

Dated: September 05, 2023
Grantor: DOTSON & GREEN ENTERPRISES, LLC
Trustee: Sowell, Alvares & Walls, PLLC
Lender: QUICK LENDING, LLC

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By Co

Property: All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being a part or portion of Lot No. 1 of Block No. 1, of the E. J. Mantooth Addition to the City of Lufkin, Texas, which Map or Plat of said addition is of record in Volume 1, Page 30, of the Map or Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the NE corner of Lot No. 1 of Block No. 1 of said E.J. Mantooth Addition, an iron rod for corner in the West right-of-way line of Raguel Street;

THENCE S 20 deg. 00 min. E with the B.B line of said Lot No. 1 and the West right-of-way line of said Raguel Street, at 162.70 feet an iron rod for corner at the SE corner of said Lot No.1 at the intersection of the West right-of-way line of said Raguel Street with the North right-of-way line of Grover Ave.;

THENCE S 69 deg. 25 min. W with the S.B. line of said Lot No. 1 and the North right-of-way line of said Grove Ave., at 189.90 feet and iron rod for corner on the S.B line of said Lot No. 1 in the North right-of-way line of said Grove Ave.;

THENCE N 20 deg. 18 min. Wat 164.60 feet an iron rod for corner in the N.B line of said Lot No. 1;

THENCE N 70 deg. 00 min. E with the N.B line of said Lot No. 1, at 190.70 feet the place of beginning, and being the same tract or parcel of land described in that certain deed from Chloe Collins, a_, dated March 19, 1936, of record in Volume 84, Page 82, Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.

SAVE AND EXCEPT:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.L. QUINALTY SURVEY, ABSTRACT NO. 40 and being a part or portion of that certain tract described in a deed from Garvice Shotwell Clay to John Thomas Smith, dated June 26, 1974 and recorded in Volume 414 on Page 283 of the Deed Records of Angelina County, Texas (in conflict with certain tract described as Tract Two in a deed from Mary Jean Marony to Sharon S. McClure dated February 17, 2004 and recorded in Volume 1928 on Page 121 of the Deed Records of Angelina County, Texas and being a portion of the 80 feet off of the West end of Lot No. 1 of Block No. 1 of the E.J. MANTOOTH ADDITION, a subdivision in the City of Lufkin, Texas, as recorded in Cabinet Bon Slide 13-B of the Map and Plat Records of Angelina County, Texas). to which reference is hereby



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made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred Smith tract, a 1 1/2" pipe set for corner in the North boundary line of the aforesaid referred to McClure Tract Two and the South boundary line of an alley (as shown on the recorded plat of the aforesaid referred to E.J. MANTOOTH ADDITION), said pipe witnessed by a 1/2" bearing S 69° 59' 26" W 106.66 feet;

THENCE N 69° 59' 26" E with the North boundary line of the said Smith tract, the North boundary line of the said Tract Two, and the South boundary line of the said alley, appears to be a gap - 2.45 feet to 1.45 feet with the property to the North - that certain 0.311 acre tract described in a deed from Arthur L. Hays to Patricia L. Isabell dated November 5, 2007 and recorded in instrument No. 2007-00236917 of the Deed Records of Angelina County, Texas at 8.24 feet the Northeast corner of the said Tract Two, a 1/2" pipe set for corner witnesses by a fence corner bearing N 54° E 7.0 feet, a fence corner bearing S 36° W 11.0 feet, and a 1/2" pipe found for the Southeast corner of the said 0.311 acre tract bearing N 59° 46' 26" E 7.69 feet;

THENCE S 20° 06' 00" E with the East boundary line of the said Tract Two and in conflict with the West boundary line of the said Smith tract, at 164.12 feet the Southeast corner of the said Tract Two and the Southwest corner of said Smith tract, a 1/2" rod found for corner in the North right-of-way line of Grove Avenue (60 feet wide right-of-way), said rod witnessed by an end of fence bearing N 41° W 1.3 feet;

THENCE N 22° 58' 09" W with the West boundary line of the said Smith tract and severing the said Tract Two, at 164.34 feet the point and place of beginning and containing 0.016 acre of land, more or less.

Address: 503 N Raguet St, Lufkin, TX 75904

Recorded: September 07, 2023, file number 2023-00438012 in the Official Public Records of ANGELINA County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of TWO HUNDRED FORTY ONE THOUSAND TWO HUNDRED FORTY FOUR AND 00/100 DOLLARS (US \$241,244.00), executed by DOTSON & GREEN ENTERPRISES, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated September 05, 2023 and executed by Michael Green .

Substitute Trustee: Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, August 05, 2025

Time: The sale of the Property will be held between the hours of 1pm-4pm. local time

Place: Angelina County Commissioners Court and Annex at 211 East Shepherd Ave, Lufkin, TX 75901; or the front steps of the entrance to the Angelina County Commissioners Court and Annex on Shepherd Street if the courtroom is closed for holidays, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I, LP's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TEXAS REAL ESTATE FUND I, LP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TEXAS REAL ESTATE FUND I, LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by TEXAS REAL ESTATE FUND I, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

**THIS INSTRUMENT NOTES THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO
SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED
IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY
OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III

14002 Pinerock Lane

Houston, TX 77079

(281) 435-7359

joe@peterkalaw.com

Attorney for TEXAS REAL ESTATE FUND I, LP

Sheryl LaMont

Sheryl LaMont, July 15, 2025