

December 18, 2024

JDP Land Investments, LLC
118 County Road 3210
Mount Pleasant, Texas 75455

Joan Renee Phillips
Managing Member of
JDP Land Investments, LLC
118 County Road 3210
Mount Pleasant, Texas 75455

David T. Phillips
Managing Member of JDP Land
Investments, LLC
118 County Road 3210
Mount Pleasant, Texas 75455

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, **JDP Land Investments, Inc.** and managing members **Joan Renee Phillips** and **David T. Phillips**, are hereby notified that on Tuesday, the 4th day of February, 2025, not earlier than 10:00 AM nor later than 4:00 PM at the Titus County Courthouse at the following location: 100 West First Street Mt. Pleasant, Texas 75455 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF TEXAS PROPERTY CODE, the undersigned, will sell at public auction to the highest bidder "AS IS" for cash the real property described below:


See Attached Exhibit

The sale will be made to satisfy the debt evidenced by a Real Estate Lien Note dated December 26, 2017 (the "Bill of Sale") executed and delivered by **JDP Land Investments, LLC** and secured by a Deed of Trust, executed and delivered by **JDP Land Investments, LLC** for the benefit of **Apples for the Teacher, LLC** in the original principal aggregate sum not to exceed **three hundred and ninety thousand dollars (\$390,000)**. Such Deed of Trust is filed for record and recorded in the Official Records of Titus County, Texas, as Document Number 20180053. Apples for the Teacher, LLC has requested me, the undersigned, to enforce the Bill of Sale and Deed of Trust by selling the real property because you are in default for the non-payment on the note described in said Bill of Sale and Deed of Trust.

Your debt was accelerated as you were notified by the notice dated December 4, 2024 and received by you. As of today's date, you owe the sum of **\$347,928.20**.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as a trustee under the Deed of Trust by a substitution dated December 4, 2024. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original 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 FO 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 ACTIVE MILITARY DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED FOR RECORD
2024 DEC 18 P 3:20
COUNTY CLERK TITUS CO TX
BY  DEPUTY

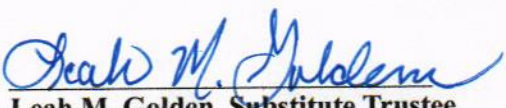
By: 
Leah M. Golden, Substitute Trustee

Exhibit A

Being a lot, tract, or parcel of land situated in the A. Ripley Survey, Abstract No. 478, in the City of Mt. Pleasant, Titus County, Texas, and being part of the remainder of that certain called 6 acre tract of land conveyed to Odric Caple by deed recorded in Volume 154, Page 442, Deed Records, Titus County, Texas, and also being a portion of the remainder of a tract of land conveyed from Davie Estelle Hensley Capel to Jimmy C. Capel and Narlene Capel by Exchange Deed, as recorded in Volume 468, Page 689, Deed Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a yellow plastic cap marked (DCA INC) at the Northwest corner of Lot 1, Block 1, Cook Addition, according to the plat thereof, recorded in Plat File No. 447, Plat Records, Titus County, Texas, said point also lying in the North line of the remainder of said called 6 acre tract, and the South Right of Way line of U. S. Highway No. 271, aka Ferguson Road, from which a 1/2 inch iron rod found at the Northeast corner of the remainder of said called 6 acre tract bears South 63 Degrees 37 Minutes 23 Seconds East, a distance of 250.00 feet;

THENCE SOUTH 00 Degrees 34 Minutes 00 Seconds East, along the West line of said Lot 1, a distance of 369.21 feet to a 5/8 inch iron found with a yellow plastic cap marked (DCA INC) at the Southwest corner of said Lot 1, said point also lying in the South line of the remainder of said called 6 acre tract, and the North line of a called 37.964 acre tract of land, (called Tract Two), conveyed to Benny Joe Redfearn, by deed recorded in Volume 466, Page 603, Deed Records, Titus County, Texas;

THENCE SOUTH 85 Degrees 45 Minutes 28 Seconds West, along the South line of the remainder of said called 6 acre tract, a distance of 178.66 feet, to a 5/8 inch iron rod set with a yellow plastic cap marked (DCA INC) for the Southwest corner of the herein described tract;

THENCE NORTH 00 Degrees 34 Minutes 00 Seconds West, a distance of 471.29 feet, to a 5/8 inch iron rod set with a yellow plastic cap marked (DCA INC) in the North line of the remainder of said called 6 acre tract, said point also lying in the South Right of Way line of U. S. Highway No. 271;

THENCE SOUTH 63 Degrees 37 Minutes 23 Seconds East, along the South Right of Way line of U. S. Highway No. 271, a distance of 200.00 feet to the point of Beginning and containing 74,926 Square Feet or 1.72 acres of land, more or less.

AFTER RECORDING,

RETURN TO:

Matthew Golden Law Firm, PLLC
P. O. Box 94
Hughes Springs, Texas 75656