

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** March 15, 2024

**Deed of Trust:**

**Grantor:** ELEGMENT DREAM ACRES, INC.

**Grantor's County:** TRINITY COUNTY, TEXAS

**Beneficiary:** VINCENT MARTIN

**Substitute Trustee:** ANTHONY J. KING

**Trustee's Address:** 115 E 6th Street, Rusk, Texas 75785

**Recording Information:** Document Number 197706, Official Records of Trinity County, Texas.

**Property:**

**BEING Lot Two Hundred Thirty-Six (236), Section Eight (8) of the PORT ADVENTURE SUBDIVISION, a subdivision of Trinity County, Texas, according to the plat of said subdivision in Cabinet A, Slide 281 of the Plat Records of Trinity County, Texas.**

**Note:**

**Date:** August 31, 2023

**Amount:** TWENTY-FIVE THOUSAND SIX HUNDRED FIFTY and NO/100 (\$25,650.00) DOLLARS

**Debtor:** VINCENT MARTIN

**Holder:** ELEGMENT DREAM ACRES, INC.

**Date of Sale of Property:** May 7, 2024

**Earliest Time of Sale of Property:** 10:00 A.M. or within 4 Hours of same

**Place of Sale of Property:** THE CENTER STEPS OF THE TRINITY COUNTY COURTHOUSE LEADING TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 15th day of March, 2024, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said VINCENT MARTIN, has made default in the payment and financial obligation therein and of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, ELEGMENT, the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of May, 2024, beginning no earlier than 10:00 o'clock A.M. and taking place not later than four (4) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the Trinity County Courthouse, as designated by the commissioners court in Groveton, Trinity County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Trinity County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Trinity County, Texas,

WITNESS MY HAND this 15th day of March, 2024.

  
ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, Texas Property Code:

**"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."**

**FILED**  
at 11:20 o'clock A M

**MAR 27 2024**

SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS

BY  COUNTY CLERK