

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

THE STATE OF TEXAS §  
COUNTY OF HARDIN §

2026 MAR 12 PM 12:13

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Brandi Jones*

WHEREAS, pursuant to that Deed of Trust, herein referred to as the "Deed of Trust" dated May 31, 2018, which was executed by Shawn Steltz, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all their right, title and interest in and to that certain property hereinafter referred to as the "Property" which is situated in Hardin County, Texas to Monika M. Yeary as Trustee, hereinafter referred to as the "Trustee" and thereafter the said Deed of Trust was recorded in Instrument #2018-85724, of the Official Public Records of Hardin County, Texas.

The property is described as follows:

Tract Number Two (2) of Wooley Subdivision, a subdivision out of and a part of T. J. Harrison League, Abstract 28, located in Hardin County, Texas, as the same appears upon the map or plat thereof, on file and of record in Volume 4, Page 56A, Plat Records, Hardin County, Texas.

Together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of that certain Real Estate Lien Note dated May 31, 2018, in the original principal amount of \$44,910.00, executed by Mortgagor and payable to the order of Monika M. Yeary, hereinafter referred to as the "Beneficiary" and any and all other indebtedness secured by the aforesaid Deed of Trust; and,

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the Power of Sale set forth in the above-referenced Note and Deed of Trust; and,

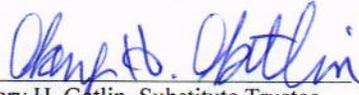
WHEREAS, the Beneficiary has directed the said Substitute Trustee to enforce the Power of Sale under the aforesaid Deed of Trust for the purpose of collecting the indebtedness secured thereunder, after the giving of at least twenty-one (21) consecutive days' notice and recording of the Notice in the Hardin County Clerk's Office giving the time, place and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Gary H. Gatlin, Substitute Trustee, hereby give notice that I will, after due posting, publication and filing of this Notice, and after having given written notice of at least twenty-one (21) consecutive days prior to the date of such sale by certified mail, return receipt

requested, to each Debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of each such Debtor, according to the records of the Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for sale at the Hardin County Courthouse, in the City of Kountze, Hardin County, Texas, between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in April, 2026, the same being the 7th day of April, 2026. The sale will take place no earlier than 10:00 a.m., but no later than 11:59 a.m.

Executed in multiple originals this the 12th day of March, 2026.



Gary H. Gatlin, Substitute Trustee  
P. O. Box 1985  
Jasper, Texas 75951  
(409) 384-7433  
(409) 384-9899 (fax)

