

NOTICE OF TRUSTEE'S SALE

DATE: March 12, 2021

NOTE: Real Estate Lien Note described as follows:

Date: November 6, 2015
Maker: Seveena Poole
Payee: Bobby Deal
Original Principal Amount: \$28,823.00

DEED OF TRUST: *Deed of trust* described as follows:

Date: November 6, 2015
Grantor: Seveena Poole
Trustee: Daniel Baldree
Beneficiary: Bobby Deal
Recorded: *Volume 2080, Page 618 as Document No. 2017-80512 in the Deed*
Records of Hardin County, Texas

LENDER: Bobby Deal assigned to Wendell Jones as Holder in Due Course

BORROWER: Seveena Poole

PROPERTY: The real property described as follows:

Being Lots No. Thirteen(13), (14), and (15) Diana Addition, a subdivision located in Hardin County, Texas, according to the plat thereof recorded in Volume 2, Page 61, Plat Records, Hardin County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

TRUSTEE: Daniel W. Baldree

Substitute Trustee's Mailing Address:

The Law Office of Daniel W. Baldree, PLLC
1250 Hwy 96 S
Silsbee, TX 77656

FILED FOR RECORD
2021 MAR 12 PM 3:34
GLENDA ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

DATE, PLACE, AND TIME OF TRUSTEE'S SALE OF PROPERTY:

Date: April 6, 2021

Time: The sale will begin at 10:00 a.m. or not later than three hours after that time.

Place: Commissioner's Courthouse

300 West Monroe

Kountze, TX 77625

Hardin County Courthouse Hardin County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hardin County, Texas, in instrument(s) recorded *Volume 2080 Page 618 as Document No. 2017-80512* in the *Deed* Records of Hardin County, Texas


RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of March 12, 2021.



Daniel Baldree
as Trustee

After recording, please return original to: The Law Office of Daniel W. Baldree, PLLC
1250 Hwy 96 S
Silsbee, TX 77656