

FILED FOR RECORD

2021 JAN 11 PM 3:07

**NOTICE OF TRUSTEE'S SALE**

**DATE:** January 11, 2021

**NOTE:** Real Estate Lien Note described as follows:

Date: September 12, 2016  
Maker: Seveena Poole  
Payee: Bobby Deal  
Original Principal Amount: \$28,823.00

GLENDIA ALSTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY Glenda Alston

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

Date: September 12, 2016  
Grantor: Seveena Poole  
Trustee: Daniel Baldree  
Beneficiary: Bobby Deal  
Recorded: INST NO 2017-80512 IN THE REAL PROPERTY 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  
1230 Hwy 96 S, Suite A  
Silsbee, TX 77656

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

Date: Feburayr 2, 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 *as Document No. 2017-80512* in the *Deed* Records of Hardin County, Texas

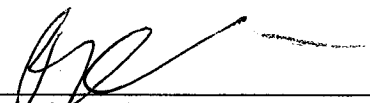
**RECITALS**

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 January 11, 2021.

  
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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