

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

DATE: October 17, 2023

2023 OCT 17 AM 11:39

DEED OF TRUST:

Date: April 11, 2023
Grantor: Maresa Isabella Hernandez
Beneficiary: Texas Pines Properties, LLC, a Texas Limited Liability Company
Trustee: Elliott Moreton
Address: P.O. Box 959, Edinburg, Texas 78540

CONNIE LUSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
By: *Elliott Moreton*

Recording Information: Recorded under Document Number **135693** of the Official Records Hardin County, Texas
Property: As Described in Exhibit 'A' hereto attached

NOTE:

Date: April 11, 2023
Amount: \$262,900.00
Debtor: Maresa Isabella Hernandez
Holder: Texas Pines Properties, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): November 7, 2023

Earliest Time of Sale of Property: 10 AM

Place of Sale of Property (including county): Place of Sale of Property (including county): The County Courthouse, 300 W Monroe St, Kountze, TX 77625.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above of within four hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 a written notice of the active military service to the sender of this notice immediately.

Elliott Moreton

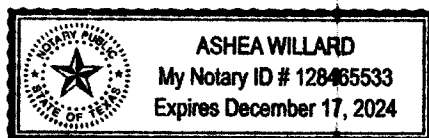
Elliott Moreton, Trustee

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on this day **October 17, 2023** by **Elliott Moreton, Trustee**.

Ashea Willard

Notary Public, State of Texas,



METES AND BOUNDS DESCRIPTION
LOT 6 - 9.40 ACRE TRACT
JOHN D. KENNEDY SURVEY
ABSTRACT NUMBER 354
HARDIN COUNTY, TEXAS

EXHIBIT 'A'

Being a 9.40 acre tract of land in a part of the John D. Kennedy Survey, Abstract Number 354, Hardin County, Texas, and being part of a 650.97 acre tract recorded in Clerk File No. 2019-97105, Official Public Records of Hardin County, Texas, said 9.40 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a Kirby concrete monument stamped "S.W. Cor. J.D. Kennedy 1-87" found at the Southwest corner of said Abstract 354 and being the most Westerly Southwest corner of said 650.97 acre tract and being the Southeast corner of a 40.00 acre tract recorded in Volume 958, Page 383, Official Public Records of Hardin County, Texas, and being in the North line of a 40.00 acre tract recorded in Clerk File No. 2020-102888, Official Public Records of Hardin County, Texas, said concrete monument having a State Plane Coordinate value of Y=10178582.29 and X=4177268.05;

THENCE, North 85 deg. 26 min. 18 sec. East, along the North line of said 40.00 acre tract and the North line of a 56.54 acre tract recorded in Volume 1663, Page 885, Official Public Records of Hardin County, Texas for a distance of 1,200.00 feet (record = North 88 deg. 31 min. 13 sec. East) to a 1/2-inch iron rod capped RPLS 2512 set for the POINT OF BEGINNING of the 9.40 acre tract herein described;

THENCE, North 03 deg. 33 min. 22 sec. West, along the remainder of said 650.97 acre tract for a distance of 1,667.67 feet to a 5/8-inch iron rod capped S&J found in the South right-of-way line of a public road known as F.M. Highway 420;

THENCE, South 81 deg. 28 min. 25 sec. East, along the South right-of-way line of said F.M. Highway 420 for a distance of 255.96 feet to a 5/8-inch iron rod capped S&J found for corner;

THENCE, South 03 deg. 32 min. 40 sec. East, along the remainder of said 650.97 acre tract for a distance of 1,609.70 feet to a 5/8-inch iron rod capped S&J found in the North line of said 56.54 acre tract;

THENCE, South 85 deg. 26 min. 18 sec. West, along the North line of said 56.54 acre tract for a distance of 250.00 feet (record = South 88 deg. 31 min. 13 sec. West) to the POINT OF BEGINNING and containing 9.40 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

21-001_Lot6
01/28/21

