

FILED FOR RECORD  
2024 NOV 12 PM 12:55

**NOTICE OF TRUSTEE'S SALE**

**DATE: 11/12/2024**

**DEED OF TRUST:**

**Date:** 11/28/2022  
**Grantor:** HUNTER WADE AKEHURST  
**Beneficiary:** TEXAS PINES PROPERTIES, LLC, a Texas limited liability company

**Trustee:** Elliott Moreton  
**Address:** P.O. Box 959, Edinburg, Texas 78540

**Recording Information:** Recorded under Document Number 2023-132604 of the Official Records HARDIN COUNTY, Texas

**Property:** TRACT 24, TEXAS PINES PROPERTIES As Described in Exhibit "A" and Exhibit "B" HARDIN COUNTY, Official Records of HARDIN COUNTY, Texas

**NOTE:**

**Date:** 11/28/2022  
**Amount:** \$76,400.00  
**Debtor:** HUNTER WADE AKEHURST  
**Holder:** TEXAS PINES PROPERTIES, LLC, a Texas limited liability company

**Date of Sale of Property (first Tuesday of month): 12/3/2024**

**Earliest Time of Sale of Property: 10:00 AM CST**

**Place of Sale of Property (including COUNTY):** The HARDIN COUNTY Administrative Building, located at The Hardin COUNTY Administrative Building, located at 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.

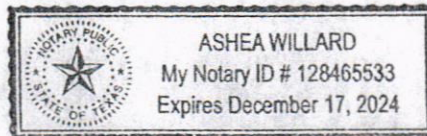
*Elliott Moreton*

\_\_\_\_\_  
**Elliott Moreton, Trustee**

THE STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on this day **11/12/2024** by Elliott Moreton, Trustee.

*Ashea Willard*  
\_\_\_\_\_  
Notary Public, State of Texas



METES AND BOUNDS DESCRIPTION  
LOTS 24 - 11.21 ACRE TRACT  
WILLIAM DUNBAR SURVEY  
ABSTRACT NUMBER 189  
HARDIN COUNTY, TEXAS

## EXHIBIT "A"

Being a 11.21 acre tract of land in a part of the William Dunbar Survey, Abstract Number 189 in 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 11.21 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod capped S&J found at the Southwest corner of a 10.49 acre tract (Lot 25) out of said 650.97 acre tract, said 10.49 acre tract recorded in Clerk File No. 2020-107958, Official Public Records of Hardin County, Texas, said 5/8-inch iron rod having a State Plane Coordinate value of Y=10181423.06 and X=4182987.00;

THENCE, North 03 deg. 27 min. 54 sec. West, along the remainder of said 650.97 acre tract for a distance of 2,052.92 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, North 61 deg. 59 min. 57 sec. West, along the South right-of-way line of said F.M. Highway 420 for a distance of 253.43 feet to a concrete monument found for corner;

THENCE, along the South right-of-way line of said F.M. Highway 420 and a curve to the left with a Radius of 572.96 feet, an Arc Length of 16.00 feet, a Chord Bearing of North 64 deg. 41 min. 50 sec. West and a Chord Distance of 16.00 feet to a 5/8-inch iron rod capped S&J found for corner;

THENCE, South 03 deg. 28 min. 01 sec. East, along the remainder of said 650.97 acre tract for a distance of 2,193.03 feet to a 1/2-inch iron rod capped BLINE RPLS 2512 set for corner;

THENCE, North 86 deg. 30 min. 16 sec. East, along the residue of said 650.97 acre tract for a distance of 230.11 feet to the POINT OF BEGINNING and containing 11.21 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\_Lot24  
01/28/21



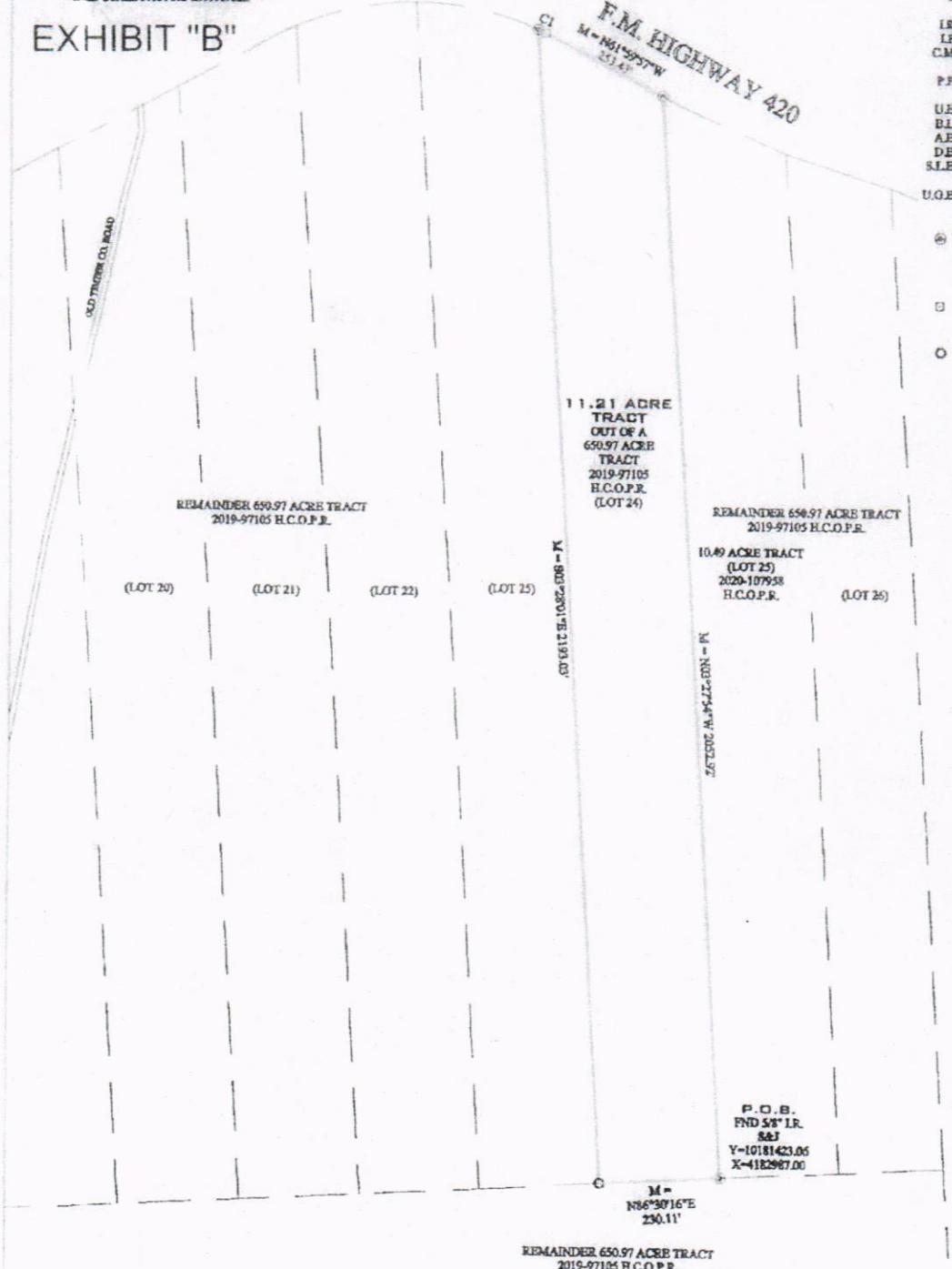


DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4309), GRID SCALE FACTOR: 0.99999922.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD INFO
CI	16.00	572.96	N64°41'30"W, 16.00

- LEGEND:
- M - MEASURE
  - R - RECORD
  - IR - IRON ROD
  - IP - IRON PIPE
  - CM - CONCRETE MONUMENT
  - PP - PINCHED PIPE
  - UE - UTILITY ESMT.
  - BL - BUILDING LINE
  - AE - AERIAL ESMT.
  - DE - DRAIN ESMT.
  - S.L.R. - STREET LIGHT ESMT.
  - U.G.E. - UNDERGROUND ELECTRIC
  - ⊗ - END 5/8" I.R. (S & T) UNLESS SHOWN OTHERWISE
  - ⊠ - END TxDOT C.M.
  - - SET 1/2" I.R. BLIND EPLS 2512

# EXHIBIT "B"



I, J.D. McCLENNAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 11.21 ACRE TRACT IN THE WILLIAM DUNBAR SURVEY, ABSTRACT NUMBER 189, IN HARDIN COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SURVEY COMPLETED WITHOUT TITLE COMMITMENT, OTHER BUILDING LINES OR EASEMENTS MAY EXIST.

THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 490284 0525 F DATED 10/06/10

DRAWN BY:	A. M. LEA	DATE:	01/28/21
CHECKED BY:	CCS	DATE:	N/A
DATE:	21-001	SCALE:	N/A

1" = 200' 2024-148558  
 PREPARED BY: CONNIE BECTON COUNTY CLERK  
 2024 Nov 12 at 12:59 PM  
 HARDIN COUNTY, TEXAS  
 BY: BH, DEPUTY

LAND SURVEYING - ELEVATION CERTIFICATES  
 P.O. BOX 946 GRANGER, TX 79011  
 (409) 821-6691 fax: (409) 821-6692  
 FIRM REGISTRATION NO. 14189500