

## Notice of Trustee's Sale

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2024 MAY -6 PM 3: 37

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY Christy King

Date: May 6, 2024

Deed of Trust:

Date: April 15, 2022

Grantor (Borrower): Cisco J. Abshire, Individually and Premier PMC, LLC

Grantor's County: Jefferson

Original Beneficiary (Lender): Orange County Building Materials, Inc.

Trustee: Ernest J. "Trey" Browne, III

Trustee's Address: 365 Old Highway 90 West, Vidor, Texas 77662

Trustee's Phone: (409)751-6000

Recorded in: Instrument No. 2022-125558 of the Official Public Records of Real Property of Hardin County, Texas.

Property: LOT 3, BLOCK 1, of Pinewood Section 1, an addition in Hardin County, Texas according to the plat recorded in Volume 2, Page 71, Plat Records, Hardin County, Texas.

Mortgagee: Orange County Building Materials, Inc.

Mortgagee's Address: 365 Old Highway 90 West  
Vidor, Texas 77662

Time of Sale or Property: The sale shall take place between the hours of 10:00 a.m. and 1:00 p.m. The earliest the sale shall begin is at 10:00 a.m.

Date of Sale of Property: June 4, 2024

Place of Sale of Property: Hardin County Courthouse, Beaumont Texas, in the location designated by the Commissioner's Court of Hardin County, Texas Property Code Section 51.002, or if the Commissioner's Court has not designated a location for foreclosures, then at the main exterior door of such courthouse closest to the location at which this Notice is posted.

Because of default in performance of the obligations of the Deed of Trust, I as trustee will sell the property by public option to the highest bidder for cash at the place, date, and time specified to satisfy the debt secured by the deed of trust.

Such sale is AS-IS, subject to matters of record and subject to the terms of the Deed of Trust.

The sale is made without any warranties except as may be specifically provided under the Deed of Trust.

Further Conditions of conduct of the sale may be announced as permitted by the Texas Property Code §51.0075(a) before bidding is opened for the first sale of the day held by the trustee.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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 WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



Ernest J. "Trey" Browne, III  
Trustee