

COPY

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2024 APR 15 PM 4:35

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARDIN County

Deed of Trust Dated: November 15, 2018

Amount: \$125,337.00

Grantor(s): GRADY A MCELHINNEY SR and JENNIFER MCELHINNEY

Original Mortgagee: THRIVE MORTGAGE, LLC, A LIMITED LIABILITY COMPANY

Current Mortgagee: NEXBANK SSB

Mortgagee Address: NEXBANK SSB, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2018-90645

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY Ashley Hollard

Date of Sale: June 4, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARDIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

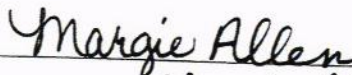
REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, TOMMY JACKSON, RON HARMON, KEATA SMITH, MARGIE ALLEN, ANGELIA BROOKS, TIFFANY BEGGS, CARY CORENBLUM, KYLE BARCLAY, KRISTOPHER HOLUB, AMY OLAN, MATTHEW HANSEN, JAMI HUTTON, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, STEPHANIE HERNANDEZ OR JOSHUA SANDERS have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-000963


Printed Name: Margie Allen
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

STATE OF TEXAS

COUNTY OF HARDIN

Before me, the undersigned authority, on this 15th day of April, 2024, personally appeared Margie Allen (known to me) to be the person(s) whose name is/~~are~~ subscribed to the foregoing instrument, and acknowledged to me that ~~he~~/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Pam Beard
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2024-000963

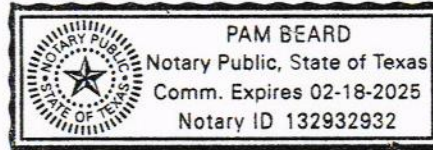


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 275527

BEING a 3.775 acre tract or parcel of land situated in the S.P. Bankston League, Abstract No. 3, Hardin County, Texas and being out of and part of Block 97 of the Southwestern Settlement and Development Company Farm Subdivision No. 1, a subdivision of Hardin County, Texas, according to the plat thereof recorded in Volume 2, Page 24, Plat Records, Hardin County, Texas and being out of and part of that certain called 40 acre tract, also being all of the said Block 97, as described in a deed from Southwestern Settlement and Development Corporation to J.C. York as recorded in Volume 213, Page 389, Deed Records, Hardin County, Texas and being all of that certain called 5 acre tract of land as described in a deed from Raymond A. Hebert and wife, Joann Hebert to R. L. Stewart as recorded in Volume 333, Page 127, Deed Records, Hardin County, Texas, save and except that certain called 1.592 acre tract of land as described in a "General Warranty Deed" from Mrs. Dorothy M. Stewart to Chad and Arnie Stewart as recorded in Inst No. 2015-57804, Official Public Records, Hardin County, Texas, said 3.775 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the North line of the said 5.00 acre R.L. Stewart tract as NORTH 89°28'37" EAST as recorded in the above referenced Inst No. 2015-57804, Official Public Records, Hardin County, Texas.

BEGINNING at a concrete monument found for the Northeast corner of the tract herein described, the same being the Northeast corner of the said 5 acre R.L. Stewart tract and said corner being the Southeast corner of that certain called 8.00 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Carl G. Vick and wife, Nedra Vick to Robert F. Mather and wife, Mary Ann Mather as recorded in Volume 750, Page 777, Deed Records, Hardin County, Texas and said corner being the Northeast corner of the said Block 97 and the Southeast corner of Block 89 of the said Southwestern Settlement and Development Company Farm Subdivision No. 1 and said corner being in the West right-of-way line of Neyland Road and said corner bears SOUTH 00°27'04" EAST a distance of 201.28 feet from a 3/8" iron rod found for the Northeast corner of the said 8.00 acre Mather tract;

THENCE SOUTH 00°27'04" EAST, along and with the West right-of-way line of Neyland Road and the East line of the said Block 97, for a distance of 209.08 feet to a 5/8" iron rod set for corner, said corner being the Northeast corner of that certain called 0.598 acre tract of land as described in a "Warranty Deed" from Luther James Green, et al. to Darby Joe Miller and Corrie Miller as recorded in Book 1424, Page 329, Official Public Records, Hardin County, Texas and the Southeast corner of the said 5 acre R.L. Stewart tract;

THENCE SOUTH 89°38'14" WEST, along and with the boundary between the tract herein described and the said 0.598 acre Miller tract, the same being the South line of the said 5 acre R.L. Stewart tract, passing at a distance of 174.85 feet an iron rod with a cap stamped "SESCO" found for the Northwest corner of the said 0.598 acre Millet tract and the Northeast corner of that certain 0.367 acre tract of land as described in a "Warranty Deed" from the Estate of Dorothy Mae Stewart to Frank Pearce Vick and wife, Debra Yvonne Vick as recorded in Inst No. 2017-80460, Official Public Records, Hardin County, Texas, and being the Northeast corner of Lot 1 of an un-named subdivision as recorded in Volume 705, Page 43, Deed Records, Hardin County, Texas, and continuing along and with the boundary between the tract herein described and the North line of Lots 1 through 7 of the said un-named subdivision, the same being the North line of the said 0.367 acre Vick tract, the North line of that certain called 0.367 acre tract, identified as TRACT I, and that certain called 0.367 acre tract, identified as TRACT II, as described in a

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"General Warranty Deed" from Leonard C. Rogers, Jr. and wife, Leella Nelson Rogers to Frank P. Vick and Debra Y. Vick as recorded in Volume 945, Page 106, Deed Records, Jefferson County, Texas and the North line of that certain called 0.367 acre tract of land as described in a "General Warranty Deed with Vendor's Lien" from Joseph Frank Caraway and wife, Kathy Joy Caraway to John M. Grass and Cheryle A. Grass as recorded in Volume 1095, Page 60, Official Public Records, Hardin County, Texas and the North line of that 1.83 acre tract of land as described in a "Special Warranty Deed with Vendor's Lien" from U.S. Bank National Association as Trustee of CSFB ABS Trust Series 2001-HE22 to Adam Dale Isaacks and Miranda L. Dukes as recorded in Book 1514, Page 494, Official Public Records, Hardin County, Texas, for a distance of 787.74 feet to a 5/8" iron rod set for corner, said corner being the Southeast corner of the said 1.592 acre Chad Stewart tract;

THENCE NORTH 01°33'40" WEST, along and with the boundary between the tract herein described and the said 1.592 acre Chad Stewart tract, for a distance of 207.37 feet to an iron rod with a cap stamped "J.H. Means RPLS 4221" found for corner, said corner being the Northeast corner of the said 1.592 acre Chad Stewart tract and in the South line of the said 8.00 acre Mather tract and being in the North line of the said Block 97 and the South line of the said Block 89;

THENCE NORTH 89°28'37" EAST, along and with the boundary between the tract herein described and the said 8.00 acre Mather tract, the same being the North line of the said 5 acre R.L. Stewart tract and the common line between the said Blocks 89 and 97, for a distance of 791.76 feet to the POINT OF BEGINNING and containing 3.775 Acres, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.