

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARDIN

FILED FOR RECORD
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2024 APR 11 AM 11:05

Whereas pursuant to that one certain Deed of Trust dated **August 25, 2022**, executed by **ABEL DELGADO ROJAS and spouse, AZUCENA GOMEZ ALVAREZ** "Mortgagor" and filed and recorded in the Official Public Real Property Records of Hardin County, Texas, under **Clerk's File Number 2022-131979**, of the Deed of Trust Records of Hardin County, Texas, Mortgagor conveyed to **ERIC R. HIRD**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in Hardin County, Texas, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (collectively the "Property");

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated **August 25, 2022**, in the original principal amount of **\$85,900.00** executed by **ABEL DELGADO ROJAS and spouse, AZUCENA GOMEZ ALVAREZ** and payable to the order of **VALENCIA 2022 INVESTMENT, LLC Series 1** ("Beneficiary"); and

Whereas the Deed of Trust was filed and recorded in the Official Public Real Property Records of Hardin County, Texas, under **Clerk's File Number 2022-131979**; and,

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and,

Whereas the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the Hardin County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, ERIC R. HIRD, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **May, 2024 (May 7, 2024)**, at the HARDIN COUNTY COURTHOUSE in Kountze, Texas at the following location: Hardin County courthouse, 300 Monroe, Kountze, Texas 77362, or if the preceding area is no longer the designated area, at the area most recently designated by the HARDIN County Commissioner's Court which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 11:00 A.M. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale.

Witness my hand this ____ day of April, 2024

[Handwritten signature in blue ink]

ERIC R. HIRD, Trustee
2518 Sand Shore Dr., Suite 100
Conroe, Texas 77304

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 10 day of April, 2024 by ERIC R. HIRD.

[Handwritten signature in blue ink]

Notary Public for the State of Texas

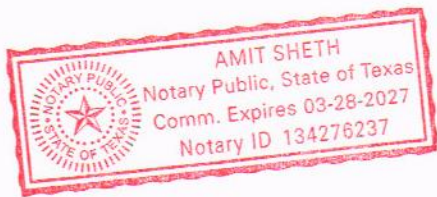


Exhibit " A "

**TRACT E
2.000 ACRES**

Being a 2.000 acre tract of land, more or less, in the Willis Donahoe League, Abstract Number 16 in Hardin County, Texas, out of Lots 8, 9 and 10 of the Mrs. Hooks 165 $\frac{1}{4}$ Acre Subdivision plat of which is recorded in Volume 32, Page 45 of the Deed Records of Hardin County, Texas and out of that called 31.752 acre tract conveyed to Toledo Summerlin Hues Investment Trust by deed recorded under Clerk's File Instrument Number 2017 - 77351, found in Volume 2068, Page 414 of the Official Public Records of Hardin County, Texas, with said 2.000 acre tract being described as follows, to wit:

COMMENCING at a $\frac{1}{2}$ inch iron rod found on the north right of way line of Texas State Highway Number 105, the east line of said called Mrs. Hooks 165 $\frac{1}{4}$ acre Subdivision and the west line of the J.D. Hooks 165 $\frac{1}{4}$ acre recorded in said Volume 32, Page 45 of the Deed Records of Hardin County, Texas, marking the southwest corner of the northerly portion of a called 103.25 acre tract conveyed to Edwin Bates Hobbs and wife, Margaret A. Hobbs by deed recorded in Volume 922, Pages 215 thru 218 of the Official Public Records of Hardin County, Texas and being the southeast corner of said 31.752 acre tract;

THENCE South $86^{\circ} 02' 26''$ West with the south line of said 31.752 acre tract and the north right of way line of said State Highway 105 a distance of 915.77 feet of a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the southeast corner of this tract for the place of BEGINNING, same being the southwest corner of Tract E, a 2.000 acre tract out of said 31.752 acre tract;

THENCE South $86^{\circ} 02' 26''$ West with the south line of this tract and south line of said 31.752 acre tract and north right of way line of said State Highway 105 a distance of 183.15 feet to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the southwest corner of this tract, same being the southeast corner of Tract C, a 1.891 acre tract out of said 31.752 acre tract;

THENCE North $03^{\circ} 57' 34''$ West with the west line of this tract and the east line of said Tract C a distance of 475.68 feet to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the northwest corner of this tract, same being the northeast corner of said Tract C and being in the south line of Tract B, a 7.408 acre tract out of said 31.752 acre tract;

THENCE North $86^{\circ} 02' 26''$ East with the north line of this tract and the south line of said Tract B a distance of 183.15 feet to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract, same being the northwest corner of said Tract E;

THENCE South $03^{\circ} 57' 34''$ East with the east line of this tract and the west line of said Tract E a distance of 475.68 feet to the place of BEGINNING.

The tract of land herein described contains 2.000 acres of land, more or less.

The bearings stated herein are based on the Texas State Plane Coordinate System, Central Zone, NAD - 1983 - Basis of Bearings.