

FILED FOR RECORD

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE BY FORECLOSURE**

2024 AUG 12 AM 11:45

Notice is hereby given of a public nonjudicial foreclosure sale.

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Chryanne Sa*

1. Property To Be Sold. See Exhibit "A" attached hereto and incorporated herein for all purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: September 3, 2024

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Hardin County Courthouse, 300 W. Monroe Street, Kountze, Texas 77625, in the Commissioner's Courtroom or other area designated by the Hardin County Commissioner's Court for conducting public nonjudicial real estate foreclosure sales pursuant to Section 51.002 of the Texas Property Code. If no place is designated by the Commissioner's Court, the foreclosure sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

As allowed or permitted by applicable law, or the Deed of Trust, the beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated June 20, 2019, recorded in the office of the County Clerk of Hardin County, Texas, under Document Number 2019-95917, Official Public Records of Hardin County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note dated June 20, 2019, in the original principal amount of \$43,775.00, executed by Alice Alford, and all renewals and extensions thereof. Milan Hickman is the current owner and holder of the Obligations and is the beneficiary of the Deed of Trust.

Questions concerning the sale may be directed to the undersigned at 3535 Calder, Suite 310, Beaumont, Texas 77706 or (409) 833-0062.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiaries may appoint another person as substitute trustee to conduct the sale.

*[Signature page to follow]*

Signed on this 12 day of August, 2024.

*Brice Sherrod*

Brice Sherrod, Substitute Trustee  
3535 Calder, Suite 310  
Beaumont, Texas 77706  
(409) 833-0062

THE STATE OF TEXAS

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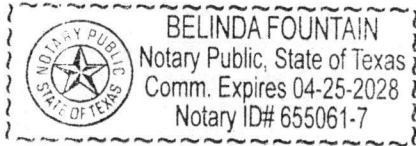
COUNTY OF JEFFERSON

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BEFORE ME, the undersigned authority, on this day personally appeared Brice Sherrod, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of August, 2024.



*Belinda Fountain*  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
Creighton, Fox, Johnson & Mills, PLLC  
Brice Sherrod  
P. O. Box 5607  
Beaumont, Texas 77726

EXHIBIT "A"

BEING THE SOUTH 1/2 OF THE FOLLOWING LAND:

Being out of and a part of the Henry McGill League, Abstract 38, Hardin County, Texas, and out of and a part of Bik. 57 Southwestern Settlement and Development Farm Subdivision No. 1, out of that 9.72 acre tract described in a deed recorded in Vol. 153 page 293 of the Deed Records of Hardin County, Texas, which deed was to Presley A. Lewis, and the tract herein covered being more fully described as follows, to-wit:

BEGINNING 139.3 feet West and 451 feet South from the Northeast corner of the Lewis 9.72 acre tract, an iron axle in the West side of a dirt road for corner;

THENCE South with the West side of said dirt road 290.4 feet to the North right-of-way of Farm Hwy. 1122, stake for corner;

THENCE West with the North right-of-way of Farm Hwy. 1122 for 153 feet stake for corner; and the Southeast corner of Chambless tract;

THENCE North with the East line of Chambless tract, a distance of 290.4 feet, to the Northeast corner of the Chambless tract and stake for corner;

THENCE East 153 feet to the place of beginning and containing 1.01 acre of land, more or less.

2024-146395  
CONNIE BECTON  
COUNTY CLERK  
2024 Aug 12 at 11:47 AM  
HARDIN COUNTY, TEXAS  
By: CS, DEPUTY