

NOTICE OF TRUSTEE'S SALE

DATE: August 13, 2024

DEED OF TRUST:

FILED FOR RECORD

2024 AUG 13 AM 11:00

Date: March 29, 2023
Grantor: Henry Ray Johnson
Beneficiary: Hardin County Investments II, LLC, a Texas Limited Liability Company
Trustee: Elliott Moreton
Address: P.O. Box 959, Edinburg, Texas 78540

HARDIN COUNTY CLERK
HARDIN COUNTY, TEXAS
BY Kimberly Hamilton

Recording Information: Recorded under Document Number H69162 of the Official Records Hardin County, Texas

Property: The real property located in Hardin County, Texas described in the attached Exhibit "A"

NOTE:

Date: March 29, 2023
Amount: \$71,100.00
Debtor: Henry Ray Johnson
Holder: Hardin County Investments II, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): September 3, 2024

Earliest Time of Sale of Property: 10 AM

Place of Sale of Property (including county): Place of Sale of Property (including county): 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.

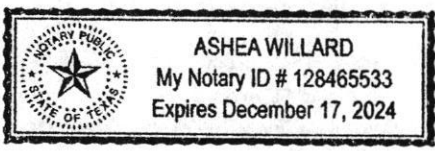
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of the armed forces of the United States, please send a written notice of the active military service to the sender of this notice immediately.

Elliott Moreton signature
Elliott Moreton, Trustee

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on this day August 13, 2024 by Elliott Moreton, Trustee.

Notary Public signature
Notary Public, State of Texas



Hardin County Investments II, LLC, a Texas Limited Liability Company

2810 N. Closner Blvd.
Edinburg, TX 78541
(956) 383-0868

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Notice of Acceleration

August 13, 2024

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Kimberly Hammett*

**Henry Ray Johnson/HCI009
3310 Tenama Dr
Houston Tx 77054**

**CMRRR # 9589 0710 5270 1222 1471 05
AND FIRST CLASS MAIL**

Re: Real Estate Lien Note dated **March 29, 2023**, executed by **Henry Ray Johnson**, payable to the order of **Hardin County Investments II, LLC, a Texas Limited Liability Company**, in the original principal sum of **\$71,100.00**.

Dear **Henry Ray Johnson**

Because of the failure to cure the default under the referenced loan documents, the mortgagee has accelerated the maturity of the note.

Demand is made for the payment of all unpaid principal and all accrued but unpaid interest. Please contact the undersigned for the current payoff information.


If the amount due is not paid, the mortgagee intends to foreclose the lien under the loan documents in accordance with the enclosed Notice of Trustee's Sale.

I am attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with federal law.

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 written notice of the active duty military service to the sender of this notice immediately.

If you have any questions, please consult your legal counsel.

Sincerely yours,



Elliott Moreton, Trustee

Enclosure