

HARDIN COUNTY INVESTMENTS II LLC

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

FILED FOR RECORD

2025 JAN 14 AM 11:19

Notice of Acceleration

JANUARY 14, 2025

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Ashley Holland*

HENRY RAY JOHNSON

**PO BOX 671501
Houston, TX 77267
HCI009A**

**CMRR # 7019 2970 0001 2638 4429
AND FIRST CLASS MAIL**

Re: Real Estate Lien Note dated **3/29/2023**, executed by **HENRY RAY JOHNSON** payable to the order of **HARDIN COUNTY INVESTMENTS II LLC** 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

ELLIOTT MORETON, TRUSTEE

Enclosure

NOTICE OF TRUSTEE'S SALE

DATE: JANUARY 14, 2025

DEED OF TRUST

Date: 3/29/2023
Grantor: HENRY RAY JOHNSON
Beneficiary: HARDIN COUNTY INVESTMENTS II LLC
Trustee: ELLIOTT MORETON
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Recorded under Document Number 2023-134616 of the Official Records HARDIN County, Texas
Property: LOT 09 FM 770 See attached "Exhibit A" HARDIN County, Texas according to the map or plat thereof recorded, Official Records of HARDIN County, Texas

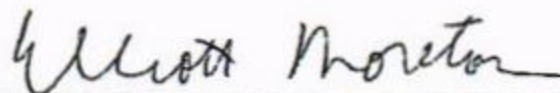
NOTE

Date: 3/29/2023
Amount: \$71,100.00
Debtor: HENRY RAY JOHNSON
Holder: HARDIN COUNTY INVESTMENTS II LLC

Date of Sale of Property (first Tuesday of month): FEBRUARY 4, 2025
Earliest Time of Sale of Property: 10:00 AM CST
Place of Sale of Property (including county): The HARDIN County Administrative Building, located at The Hardin County Administrative Building, located at 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, TRUSTEE

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on this day **JANUARY 14, 2025** by Elliott Moreton, Trustee.



Notary Public, State of Texas

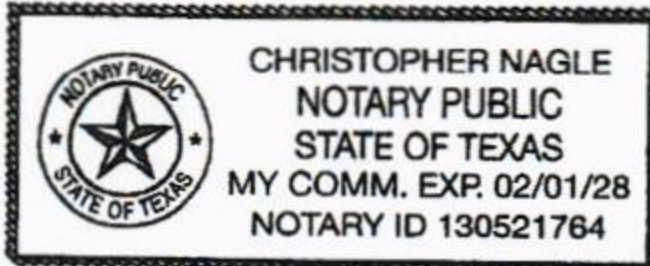


EXHIBIT A

TRACT 9

12.58 ACRE TRACT

B. B. B. & C. R.R. CO. SURVEY

ABSTRACT NUMBER 110

HARDIN COUNTY, TEXAS

BEING A 12.58 ACRE TRACT OF LAND IN A PART OF THE B. B. B. & C. R.R. CO. SURVEY, ABSTRACT NUMBER 110, HARDIN COUNTY, TEXAS, ALSO BEING A PART OF A CALLED 222.80 ACRE TRACT AS RECORDED IN FILE NUMBER 2021-119822, OF THE HARDIN COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD CAPPED RPLS 2512, LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BROWN ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF F. M. HIGHWAY 770, SAID 1/2" IRON ROD IS ALSO LOCATED ON THE NORTH LINE OF A 25 FEET WIDE UTILITY EASEMENT, AND HAVING A STATE PLANE COORDINATE VALUE OF N = 10220824, AND E = 4348219.04;

THENCE, SOUTH 34 DEG. 02 MIN. 04 SEC. EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF BROWN ROAD, AND ALONG THE SAID NORTH LINE OF THE 25 FEET WIDE ACCESS EASEMENT, FOR A DISTANCE OF 272.17 FEET TO A SET 1/2" IRON ROD CAPPED RPLS 2512 AND POINT FOR CORNER, SAID 1/2" IRON ROD IS LOCATED AT THE NORTHWEST CORNER OF A 12.13 ACRE TRACT CALLED TRACT 10;

THENCE, SOUTH 36 DEG. 28 MIN. 25 SEC. WEST, ALONG THE WEST LINE OF SAID TRACT 10, AND ALONG THE CENTERLINE OF A 20 FEET WIDE UTILITY EASEMENT, FOR A DISTANCE OF 296.30 FEET TO A SET 1/2" IRON ROD CAPPED RPLS 2512 AND POINT FOR CORNER;

THENCE, SOUTH 04 DEG. 22 MIN. 39 SEC. EAST, CONTINUING ALONG THE SAID WEST LINE OF TRACT 10, AND ALONG THE CENTERLINE OF A 20 FEET WIDE UTILITY EASEMENT, AT 2826.38 FEET PASS A SET 1/2" IRON ROD CAPPED RPLS 2512, LOCATED ON THE NORTH LINE OF A 60 FEET WIDE ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 2856.41 FEET TO A POINT FOR CORNER, SAID POINT FOR CORNER IS LOCATED ON THE NORTH LINE OF RESIDUE OF THE 222.80 ACRE TRACT, SAID POINT FOR CORNER IS ALSO LOCATED ON THE CENTERLINE OF THE SAID 60 FEET WIDE ACCESS EASEMENT;

THENCE, SOUTH 89 DEG. 41 MIN. 34 SEC. WEST, ALONG THE SAID CENTERLINE OF THE 60 FEET WIDE ACCESS EASEMENT, AND ALONG THE SAID NORTH LINE OF RESIDUE OF THE 222.80 ACRE TRACT, FOR A DISTANCE OF 172.48 FEET TO A POINT FOR CORNER, SAID POINT FOR CORNER IS ALSO LOCATED AT THE SOUTHEAST CORNER OF A 12.13 ACRE TRACT CALLED TRACT 8;

THENCE, NORTH 04 DEG. 22 MIN. 39 SEC. WEST, ALONG THE EAST LINE OF SAID TRACT 8, AND ALONG THE CENTERLINE OF A 20 FEET WIDE ACCESS EASEMENT, AT 30.23 FEET PASS A SET 1/2" IRON ROD CAPPED RPLS 2512 LOCATED ON THE NORTH LINE OF SAID 60 FEET WIDE ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 2930.01 FEET TO SET 1/2" IRON ROD CAPPED RPLS 2512 AND POINT FOR CORNER, SAID 1/2" IRON ROD IS LOCATED ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF F. M. HIGHWAY 770;

THENCE, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF F. M. HIGHWAY 770, AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1980.01, A CHORD BEARING OF NORTH 44 DEG. 37 MIN. 52 SEC. EAST, A CHORD LENGTH OF 192.73 AND AN ARCH LENGTH OF 192.81 TO A SET 1/2" IRON ROD CAPPED RPLS 2512 AND POINT FOR CORNER;

THENCE, NORTH 41 DEG. MIN. 02 SEC. 50 EAST, CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF F. M. HIGHWAY 770, FOR A DISTANCE OF 151.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.58 ACRES OF LAND.