

TEXAS PINES PROPERTIES, LLC, a Texas limited liability company

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  
HARRIS COUNTY, TEXAS  
BY *Ashley Holland*

**OTIS STONE JR  
ANGELA DENISE JEFFERSON  
3660 MCHALE ST  
BEAUMONT, TX 77708  
TPP05.2**

**CMRR # 7019 2970 0001 2638 4665  
AND FIRST CLASS MAIL**

Re: Real Estate Lien Note dated **4/3/2024**, executed by **OTIS STONE JR and ANGELA DENISE JEFFERSON** payable to the order of **TEXAS PINES PROPERTIES, LLC, a Texas limited liability company** in the original principal sum of **\$188,000.00**

Dear **OTIS STONE JR and ANGELA DENISE JEFFERSON**,

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:** 4/3/2024  
**Grantor:** OTIS STONE JR and ANGELA DENISE JEFFERSON  
**Beneficiary:** TEXAS PINES PROPERTIES, LLC, a Texas limited liability company  
**Trustee:** ELLIOTT MORETON  
**Address:** P.O. Box 959, Edinburg, Texas 78540

**Recording Information:** Recorded under Document Number 2024-143381 of the Official Records HARDIN County, Texas  
**Property:** TRACT 05, TEXAS PINES PROPERTIES See attached "Exhibit A" HARDIN County, Texas according to the map or plat thereof recorded, Official Records of HARDIN County, Texas

**NOTE**

**Date:** 4/3/2024  
**Amount:** \$188,000.00  
**Debtor:** OTIS STONE JR and ANGELA DENISE JEFFERSON  
**Holder:** TEXAS PINES PROPERTIES, LLC, a Texas limited liability company

**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 Courthouse Building, located at 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.

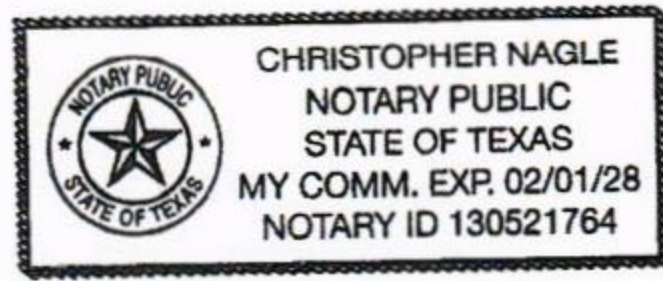
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of the armed 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



METES AND BOUNDS DESCRIPTION  
LOT 5 - 9.71 ACRE TRACT  
JOHN D. KENNEDY SURVEY  
ABSTRACT NUMBER 354  
HARDIN COUNTY, TEXAS

EXHIBIT "A"

Being a 9.71 acre tract of land in a part of the John D. Kennedy Survey, Abstract Number 354, Hardin County, Texas, and being part of a 650.97 acre tract recorded in Clerk File No. 2019-97105, Official Public Records of Hardin County, Texas, said 9.71 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a Kirby concrete monument stamped "S.W. Cor. J.D. Kennedy 1-87" found at the Southwest corner of said Abstract 354 and being the most Westerly Southwest corner of said 650.97 acre tract and being the Southeast corner of a 40.00 acre tract recorded in Volume 958, Page 383, Official Public Records of Hardin County, Texas, and being in the North line of a 40.00 acre tract recorded in Clerk File No. 2020-102888, Official Public Records of Hardin County, Texas, said concrete monument having a State Plane Coordinate value of Y=10178582.29 and X=4177268.05;

THENCE, North 85 deg. 26 min. 18 sec. East, along the North line of said 40.00 acre tract for a distance of 950.00 feet (record = North 88 deg. 31 min. 13 sec. East) to a 1/2-inch iron rod capped RPLS 2512 set for the POINT OF BEGINNING of the 9.71 acre tract herein described;

THENCE, North 03 deg. 33 min. 25 sec. West, along the remainder of said 650.97 acre tract for a distance of 1,715.60 feet to a 5/8-inch iron rod capped S&J found in the South right-of-way line of a public road known as F.M. Highway 420;

THENCE, along the South right-of-way line of said F.M. Highway 420 and a curve to the right with a Radius of 2,291.83 feet, an Arc Length of 198.87 feet, a Chord Bearing of South 83 deg. 55 min. 41 sec. East and a Chord Distance of 198.80 feet to a TxDot concrete monument found for corner;

THENCE, South 82 deg. 45 min. 32 sec. East, along the South right-of-way line of said F.M. Highway 420 for a distance of 54.96 feet to a 5/8-inch iron rod capped S&J found for corner;

THENCE, South 03 deg. 33 min. 22 sec. East, along the remainder of said 650.97 acre tract for a distance of 1,667.67 feet to a 1/2-inch iron rod capped RPLS 2512 set in the North line of a 56.54 acre tract recorded in Volume 1663, Page 885, Official Public Records of Hardin County, Texas;

THENCE, South 85 deg. 26 min. 18 sec. West, along the North line of said 56.54 acre tract and said 40.00 acre tract for a distance of 250.00 feet (record = South 88 deg. 31 min. 13 sec. West) to the POINT OF BEGINNING and containing 9.71 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

21-001\_Lot5  
01/28/21

