

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust ("Deed of Trust") executed by Idylwild Golf Club, Inc. dated December 28, 2017, duly recorded at County Clerk File No. 2018-81282 of the Official Public Records of Real Property, Hardin County, Texas.

Further pursuant to authority conferred upon me by that certain Deed of Trust ("Deed of Trust") dated December 28, 2017, duly recorded at County Clerk File No. 2018-81283 of the Official Public Records of Real Property, Hardin County, Texas.

Further pursuant to authority conferred upon me by that certain Deed of Trust ("Deed of Trust") dated August 29, 2018, duly recorded at County Clerk's File No. 2018-90892 of the Official Public Records of Real Property, Hardin County, Texas.

And further pursuant to the assignment of the Deeds of Trust above by Mark Mitchell Moore, in his capacity as Independent Executor of the Estate of Ray M. Moore, Deceased and Mary Eileen Lewis and James E. Lewis, Jr. dated February 21, 2023.

I will, as Substitute Trustee under the Deeds of Trust identified above, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, defaults having been made in the payment thereof, sell on Tuesday, February 4, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the Courthouse door of Hardin County, Texas, in Kountze, Texas, as authorized by resolution of the Commissioner's Court of said Hardin County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property described as:

SEE EXHIBIT A ATTACHED.

The sale will occur at 1:00 p.m. or not later than three (3) hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are 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. Tex. Prop. Code Sec. 51.002(i).

EXECUTED this 10 of January 2025.

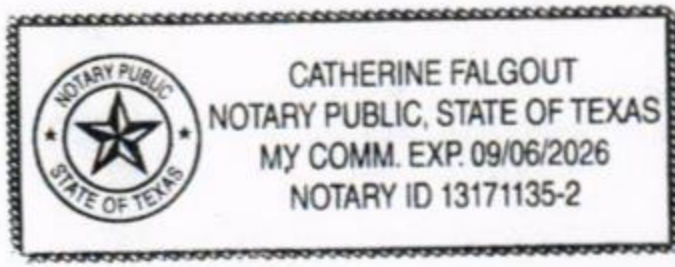
FILED FOR RECORD
025 JAN 14 PM 1:51
CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY TEXAS
BY *Connie Becton*

6

Mary Eileen Moore Lewis
Mary Eileen Moore Lewis

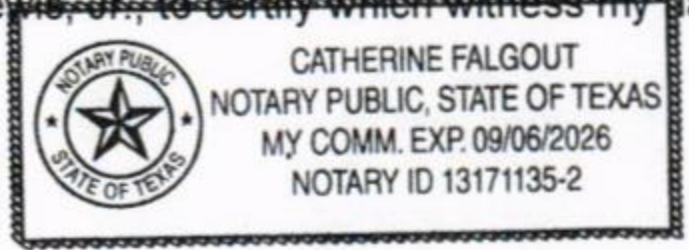
James E. Lewis, Jr.
James E. Lewis, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 10 day of January 2025, by Mary Eileen Moore Lewis, to certify which witness my hand and seal of office.



Catherine Falgout
Notary Public – State of Texas

SUBSCRIBED AND SWORN TO BEFORE ME on this the 10 day of January 2025, by James E. Lewis, Jr., to certify which witness my hand and seal of office.



Catherine Falgout
Notary Public – State of Texas

AFTER RECORDING RETURN TO:
Greg M. Dykeman
Moore Landrey, L.L.P.
905 Orleans
Beaumont, Texas 77701

EXHIBIT "A"
Page 1 of 4

That certain 203.30 acres of land in the John M. Bowyer Survey, Abstract 595, Hardin County, Texas, and being a part of that certain 1235.98 acres of land conveyed from Walter M. Mosher, Trustee, to K.M.T. Corporation, by deed recorded in Volume 299, Page 35-4, Deed Records, Hardin County, Texas, which said 203.30 acres of land is more particularly described by means and bounds as follows, to-wit:

BEGINNING at the Northeast corner of Pinewood, Section 4, according to the map as recorded in Volume 2, Page 71, Plat Records of Hardin County, Texas;

THENCE North 53 deg. 29 min. 00 sec. West a distance of 597.52 feet to a point for corner;

THENCE South 36 deg. 31 min. 00 sec. West a distance of 371.83 feet to the PLACE OF BEGINNING of the tract of land herein described, said point also being the Southwesterly corner of Lot 15, Block 4 of the said Pinewood, Section 4;

THENCE South 08 deg. 50 min. 10 sec. East a distance of 713.44 feet to a point for corner;

THENCE South 00 deg. 51 min. 00 sec. East a distance of 488.85 feet to a point for corner;

THENCE South 10 deg. 39 min. 27 sec. East a distance of 107.08 feet to a point for corner;

THENCE South 34 deg. 00 min. 00 sec. West a distance of 440.05 feet to a point for corner;

THENCE South 56 deg. 00 min. 00 sec. East a distance of 275.00 feet to a point for corner;

THENCE South 34 deg. 00 min. 00 sec. West a distance of 611.77 feet to a point for corner;

THENCE in a Southwesterly direction following along a curve to the left having a radius of 253.86 feet and a central angle of 23 deg. 26 min. 28 sec. a distance of 103.62 feet to a point for corner;

THENCE South 67 deg. 00 min. 00 sec. West a distance of 65.72 feet to a point for corner;

THENCE in a Westerly direction following a curve to the left having a radius of 247.00 feet and a central angle of 32 deg. 28 min. 31 sec. a distance of 139.99 feet to a point for corner;

THENCE due West a distance of 672.73 feet to a point for corner;

THENCE in a Westerly direction following along a curve to the left having a radius of 430.00 feet and a central angle of 08 deg. 31 min. 20 sec. a distance of 63.93 feet to a point for corner;

THENCE North 08 deg. 31 min. 20 sec. West a distance of 270.00 feet to a point for corner;

THENCE South 82 deg. 42 min. 20 sec. West a distance of 230.79 feet to a point for corner;

THENCE South 45 deg. 14 min. 00 sec. West a distance of 387.21 feet to a point for corner;

EXHIBIT "A"
Page 2 of 4

THENCE North 86 deg. 42 min. 35 sec. West a distance of 201.78 feet to a point for corner;

THENCE North 58 deg. 05 min. 08 sec. West a distance of 410.39 feet to a point for corner;

THENCE North 58 deg. 39 min. 50 sec. West a distance of 36.06 feet to a point for corner;

THENCE North 78 deg. 05 min. 00 sec. West a distance of 1078.57 feet to a point for corner;

THENCE South 09 deg. 59 min. 09 sec. West a distance of 384.48 feet to a point for corner;

THENCE South 35 deg. 55 min. 00 sec. West a distance of 614.63 feet to a point for corner;

THENCE North 88 deg. 00 min. 11 sec. West a distance of 25.54 feet to a point for corner;

THENCE South 84 deg. 30 min. 11 sec. West a distance of 212.89 feet to a point for corner;

THENCE North 08 deg. 11 min. 09 sec. East a distance of 30.00 feet to a point for corner;

THENCE North 73 deg. 02 min. 50 sec. West a distance of 121.93 feet to a point for corner;

THENCE North 64 deg. 17 min. 00 sec. West a distance of 1169.65 feet to a point for corner;

THENCE North 01 deg. 07 min. 00 sec. West a distance of 279.77 feet to a point for

THENCE in a Northerly direction following along a curve to the right having a radius of 270.00 feet and a central angle of 08 deg. 59 min. 12 sec. a distance of 42.35 feet to a point for corner;

THENCE South 75 deg. 50 min. 58 sec. East a distance of 852.28 feet to a point for corner;

THENCE South 85 deg. 48 min. 00 sec. East a distance of 423.46 feet to a point for corner;

THENCE North 54 deg. 36 min. 00 sec. East a distance of 183.76 feet to a point for corner;

THENCE North 33 deg. 59 min. 54 sec. East a distance of 196.90 feet to a point for corner;

THENCE North 26 deg. 44 min. 12 sec. West a distance of 250.00 feet to a point for corner;

THENCE in a Northerly direction following along a curve to the left having a radius of 720.00 feet and a central angle of 11 deg. 15 min. 48 sec. a distance of 141.54 feet to a point of reverse curve;

THENCE continuing in a Northerly direction and following a curve to the right having a radius of 648.71 feet and a central angle of 37 deg. 25 min. 00 sec. a distance of 422.64 feet to a point for corner;

EXHIBIT "A"
Page 3 of 4

THENCE North 89 deg. 25 min. 00 sec. East a distance of 756.89 feet to a point for corner;

THENCE in a Northeasterly direction following along a curve to the left having a radius of 1030.00 feet and a central angle of 38 deg. 31 min. 00 sec. a distance of 692.41 feet to a point for corner;

THENCE North 50 deg. 54 min. 00 sec. East a distance of 706.84 feet to a point for corner;

THENCE in a Northerly direction following along a curve to the left having a radius of 230.00 feet and a central angle of 113 deg. 58 min. 00 sec. a distance of 457.49 feet to a point for corner;

THENCE North 63 deg. 04 min. 00 sec. West a distance of 448.00 feet to a point for corner;

THENCE in a Northwesterly direction following along a curve to the right having a radius of 270.00 feet and a central angle of 52 deg. 59 min. 00 sec. a distance of 249.68 feet to a point for corner;

THENCE North 10 deg. 06 min. 00 sec. West a distance of 1172.00 feet to a point for corner;

THENCE South 85 deg. 56 min. 15 sec. West a distance of 74.53 feet to a point for corner;

THENCE North 89 deg. 57 min. 00 sec. West a distance of 857.83 feet to a point for corner;

THENCE North 00 deg. 03 min. 00 sec. East a distance of 441.03 feet to a point for corner;

THENCE North 11 deg. 26 min. 00 sec. East a distance of 233.00 feet to a point for corner;

THENCE North 62 deg. 36 min. 00 sec. East a distance of 250.70 feet to a point for corner;

THENCE North 72 deg. 04 min. 00 sec. East a distance of 404.23 feet to a point for corner;

THENCE South 45 deg. 20 min. 00 sec. East a distance of 836.14 feet to a point for corner;

THENCE South 36 deg. 42 min. 00 sec. West a distance of 90.00 feet to a point for corner;

THENCE North 57 deg. 19 min. 00 sec. West a distance of 830.00 feet to a point for corner;

THENCE South 55 deg. 43 min. 00 sec. West a distance of 340.00 feet to a point for corner;

THENCE South 80 deg. 20 min. 00 sec. East a distance of 412.00 feet to a point for corner;

THENCE South 79 deg. 26 min. 00 sec. East a distance of 212.60 feet to a point for corner;

THENCE South 39 deg. 18 min. 00 sec. East a distance of 748.00 feet to a point for corner;

THENCE South 50 deg. 38 min. 00 sec. East a distance of 1656.00 feet to a point for corner;

THENCE North 37 deg. 19 min. 00 sec. East a distance of 340.00 feet to a point for corner;
THENCE North 52 deg. 41 min. 00 sec. West a distance of 200.00 feet to a point for corner;
THENCE North 63 deg. 58 min. 00 sec. West a distance of 800.00 feet to a point for corner;
THENCE North 49 deg. 10 min. 00 sec. West a distance of 1016.93 feet to a point for corner;
THENCE North 36 deg. 42 min. 00 sec. East a distance of 255.00 feet to a point for corner;
THENCE South 47 deg. 47 min. 00 sec. East a distance of 850.00 feet to a point for corner;
THENCE South 53 deg. 17 min. 00 sec. East a distance of 895.00 feet to a point for corner;
THENCE North 36 deg. 43 min. 00 sec. East a distance of 135.00 feet to a point for corner;
THENCE South 45 deg. 38 min. 08 sec. East a distance of 712.71 feet to the PLACE OF BEGINNING, of the tract of land herein described.

2018-81283
GLENDA ALSTON
COUNTY CLERK
2018 Jan 02 at 10:59 AM
HARDIN COUNTY, TEXAS
By: MR. DEPUTY