

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

STATE OF TEXAS

2025 JAN 13 PM 4:32

NOW ALL MEN OF THESE PRESENTS

COUNTY OF HARDIN

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

WHEREAS, by Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (herein referred to as the "Deed of Trust") dated June 22, 2023, recorded June 30, 2023, executed by Chad M. Green, conveyed to Doc Prep 911, as Trustee, the following property situated in HARDIN County, Texas, to-wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

(hereinafter referred to as the "Property"), to secure that one certain Promissory Note therein described in the original amount of \$90,596.00 executed by Chad M. Green, Borrower, and made payable to A&M Heritage Holdings, LTD., D/B/A A&M Investment, (hereinafter referred to as the "Note"), which such Deed of Trust is recorded June 30, 2023, in instrument number 2023-136843 of the Official Public Records of HARDIN County, Texas, (hereinafter referred to as the "Deed of Trust Lien"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee, said appointment being in the manner authorized by the Deed of Trust:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness, A&M Heritage Holdings, LTD., D/B/A A&M Investment, has requested the undersigned to sell the Property in accordance with the terms of the aforesaid Deed of Trust Lien to satisfy same. Pursuant to the Deed of Trust Lien and Warranty Deed with Vendor's Lien (Vendor Lien), if default occurs in payment of the assumed note or in observance of any covenant or condition of any instrument securing the assumed note, the lender of the Note has the right to foreclose the Deed of Trust Lien and the Vendor's Lien. As a result of the default in payment of the assumed note, A&M Heritage Holdings, LTD., D/B/A A&M Investment now provides this notice of foreclosure; and

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of February, 2025, at 10:00 am to 1:00 pm, or within three (3) hours thereafter, I will sell, for cash, to the highest bidder the above-described Property at: HARDIN County, Texas at *the following location:*

THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

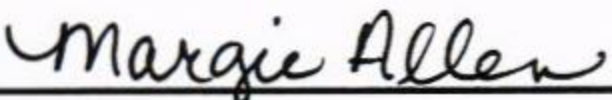
or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court for sales of property under Tex. Prop. Code §51.002 in HARDIN County, Texas, or if no place is designated by the Commissioners Court, the sale will be conducted, then within twenty (20) yards of where this notice is posted.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust Lien, sale of the Property is "as is and where is" and without any representations or warranties whatsoever, expressed or implied; all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Substitute Trustee or the holder of the Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Substitute Trustees or the holder of the Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Warranty Deed with Vendor's Lien or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the property shall be a third party beneficiary of the Note or Warranty Deed With Vendor's Lien, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Substitute Trustee or the holder of the Note.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.

By: 

Mark T. Sessums
The Law Office of Mark T. Sessums, PLLC
PO Box 150573
Austin, Texas 78715
155 Cimarron Park Loop
Buda, TX 78610
Tel. (512) 297-6832
Fax. (512) (512) 975-2045
Attorney for A&M Heritage Holdings, LTD.,
D/B/A A&M Investment

By: 

Mark T. Sessums, Margie Allen, Angie Brooks,
Tommy Jackson, Keata Smith or Stephanie
Hernandez SUBSTITUTE TRUSTEE(s)

EXHIBIT "A"

Field notes describing a 16.41 acre tract being all of Lots 34, 36 and 38 of Whitetail Forest Section One Replat, an unrecorded subdivision conveyed to Patricia Diane Barron in the W. W. Dies Survey, Abstract Number 763, in Hardin County, Texas.

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas Central Zone, U. S. Survey feet. The mapping angle is +03°04'41" and the scale factor is 0.999977150. All records cited are recorded in the Hardin County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at a 1/2" Iron rod found (bent) at the end of the southeast line of Whitetail Forest Road (R.O.W. varies), also being in the southwest line of a called 77.33 acre tract conveyed to Patricia Diane Barron and also being the northeast corner of the herein described tract having a Texas State Plane coordinate value of N: 10,089,657.30' and E: 4,183,390.79;

THENCE South 42°54'36" East with the southwest line of the said 77.33 acre tract 1203.58 feet to a 1/2" iron rod set with cap 'SHINE' in the west line of a called 12.61 acre tract per HCAD PID #18497, also being the southeast corner of the said 77.33 acre tract and also being the southerly northeast corner of the herein described tract;

THENCE South 01°32'50" East with the west line of the said 12.61 acre tract and the west line of a called 4.00 acre tract per HCAD PID #18521 a distance of 587.30 feet to a 1" iron pipe found at the southwest corner of the said 4.00 acre tract, also being the northwest corner of a Pine Ridge Baptist Church tract described in Volume 157, Page 371, also being the northeast corner of a called 4.00 acre tract described in Clerk's File 2022-122966 and also being the southeast corner of the herein described tract;

THENCE South 86°54'11" West with the north line of the said 4.00 acre tract 95.60 feet to a 1/2" iron rod found at the southeast corner of Lot 32 of said Whitetail Forest Section One Replat and also being the southwest corner of the herein described tract;

THENCE North 45°01'15" West with the east line of said Lot 32 a distance of 1573.73 feet to a 1/2" iron rod found in the south line of said Whitetail Forest Road, also being the northeast corner of said Lot 32 and also being the northwest corner of the herein described tract;

THENCE North 45°55'57" East with the south line of said Whitetail Forest Road 519.61 feet to the PLACE AND POINT OF BEGINNING containing 16.41 acres of land, more or less.

FOR INFORMATIONAL PURPOSES ONLY

Commonly known as: Lot 34, 36 and 38, Whitetail Forest, Kountze, TX 77625
Parcel Number 40346, 40347 and 40348

Tract Two:

Tract No. Thirty Six (36), Whitetail Forest Phase I, an unrecorded Subdivision in Hardin County, Texas and being 5.0 acres out of 505 acres more or less, being all of the W.C.R.R. Co. Survey, no. 374 Abstract 763, save and except 19 acres of land, more or less, described in deed dated March 30, 1910, from Keith Lumber Company to James B. Jordan, recorded in Vol. 42, Page 382, Deed Records of Hardin County, Texas. (Subject to Schedule C survey requirement. Field notes to be inserted upon receipt)

FOR INFORMATIONAL PURPOSES ONLY

Commonly known as: Lot 36 Whitetail Forest, Kountze, TX 77625
Parcel Number 40347

EXHIBIT "A"
(Continued)

Tract Three:

Tract No. Thirty Eight (38), Whitetail Forest Phase I, an unrecorded subdivision in Hardin County, Texas and Being 6.52 acres out of 505 acres more or less, being all of the W.C.R.R. Co. Survey, No. 374 Abstract 763, Save and Except 19 acres of land, more or less, described in Deed Dated March 30, 1910, from Keith Lumber Company to James B. Jordan, recorded in Vol. 42, Page 382, Deed Records of Hardin County, Texas. (Subject to Schedule C Survey Requirement. Field notes to be inserted upon receipt)

FOR INFORMATIONAL PURPOSES ONLY

Commonly known as: Lot 38 Whitetail Forest, Kountze, TX 77625
Parcel Number 40348

CERTIFICATE OF POSTING

I certify that on Jan. 13, 2025 a true and correct copy of the above Notice of Substitute Trustee sale was posted and filed with the HARDIN County Clerk.

The Law Office of Mark T. Sessums, PLLC
PO Box 150573
Austin, Texas 78715
155 Cimarron Park Loop
Buda, TX 78610
Tel. (512) 297-6832
Fax. (512) (512) 975-2045

By: Margie Allen

~~Mark T. Sessums, Margie Allen, Angie Brooks,
Tommy Jackson, Keata Smith or Stephanie
Hernandez~~ SUBSTITUTE TRUSTEE(s)

State of Texas §

County of Hardin §

This instrument was acknowledged before me on the 1/13, 2025, by Margie Allen.

Pam Beard
Notary Public, In and for the State of Texas
My Commission Expires: 2-18-2025

