

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD

**Date:** December 11, 2024

2024 DEC 13 AM 9:56

**Deed of Trust:**

**Date:** June 12, 2017

**Grantor:** James Ware and Roya Ware

**Grantor's County:** Hardin

**Beneficiary:** L.W. Tiemann

**Recording Information:** Deed of Trust filed in Instrument No. 2017-75145 Official Public Records, Hardin County, Texas.

**Trustee:** T. Alan Hart

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

**Property (including an improvements):**

**TRACT ONE: BEING** 29.2 acres of land, more or less, out of Abstract 29, the Elijah Hunter League, Hardin County, Texas, and being more particularly described in Exhibit "A" attached hereto.

**TRACT TWO: BEING** 47.8 acres of land, more or less, out of Abstract 29, the Elijah Hunter League, Hardin County, Texas, and being more particularly described in Exhibit "A" attached hereto.

**SAVE AND EXCEPT:** A 1.5306-acre tract of land described in Warranty Deed dated March 8, 1995, executed by Nelda Faye Scott Burge, et al to Gulf States Utilities Company, recorded in Volume 1041, Page 112, Official Public Records of Hardin County, Texas.

**SAVE AND EXCEPT:** A 0.469-acre tract of land described in Warranty Deed dated June 6, 2005, executed by Lenert W. Tiemann to Paline Pipeline Company, recorded in Volume 1502, Page 714, Official Public Records of Hardin County, Texas.

**Note:**

**Date:** June 12, 2017

**Amount:** \$400,000.00

**Debtor:** James Ware and Roya Ware

**Holder:** L.W. Tiemann

**Date of Sale of Property:** January 7, 2025




**Earliest Time of Sale of Property:** 10:00 a.m. or within three (3) hours of such time.

**Place of Sale of Property:** AT THE COMMISSIONERS COURTROOM AREA OF THE COURTHOUSE in Hardin County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hardin County Commissioner's Court, at the area most recently designated by the Hardin County Commissioner's Court.

Because of default in performance of the obligations of the deed of trust described above, T. Alan Hart, 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 or within three hours after that time.

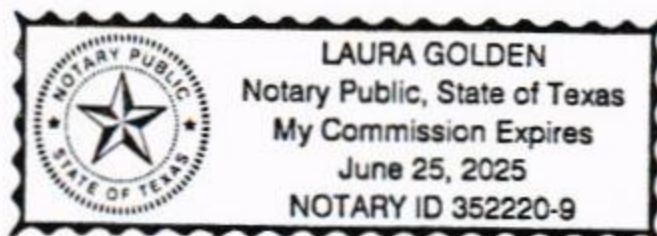
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

  
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**T. ALAN HART, Trustee**

**THE STATE OF TEXAS  
COUNTY OF JASPER**

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The foregoing Notice of Trustee's Sale was acknowledged this 11th day of December, 2024, by the said T. Alan Hart, Trustee.



  
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**NOTARY PUBLIC, STATE OF TEXAS**

Prepared in the Law Office of:  
**T. Alan Hart  
P.O. Box 2047  
Jasper, Texas 75951**



TRACT I:

BEING Twenty-nine and 2/10 (29.2) acres, more or less, out of and a part of Abstract 29, Elijah Hunter League, Hardin County, Texas, and more fully described by metes and bounds as follows, to-wit:

BEGINNING at the S.W. corner of a 47.8 acre tract this day surveyed by R. B. Marshall, said point being 700 varas West from the S.W. corner of a 26 acre tract heretofore conveyed to J. E. Lewis, a stake from which a white bay brs. S. 64° E. 5.5 varas, do brs. S. 49° W. 11 varas, a black gum brs. S. 35° E. 10 varas;

THENCE West 574.7 varas to stake for corner, from which a magnolia brs. S. 60° W. 9 varas, a black gum brs. S. 12° 30' W. 17.3 varas;

THENCE North 207 varas to stake for corner in the South edge of a G.C.&S.F. Railroad right of way 50 ft. perpendicular distance from the center of same, from which a pine brs. S. 15° E. 9.8 varas, a pin oak brs. S, 71° E. 12 varas;

THENCE N. 74° E. with the S.B. line of said railroad right of way 598 varas to the N.W. corner of the aforesaid R. B. Marshall 47.8 acre tract, a stake from which a pine brs. S. 18° W. 6.5 varas, do brs. S. 69° E. 7.5 varas;

THENCE South with the W.B. line of said Marshall tract 368 vrs. to the Place of Beginning, more or less.

TRACT II:

BEING Forty-seven and 8/10 (47.8) acres, more or less, out of and a part of Abstract 29, Elijah Hunter League, Hardin County, Texas, and more fully described by metes and bounds as follows, to-wit:

BEGINNING at the S. W. corner of a twenty-six acre tract heretofore conveyed to J. E. Lewis an iron stake from which a maple stump brs. S. 17° E. 5.5 varas, a pin oak brs. N. 55° E. 6 varas;

THENCE West 700 varas to stake for corner from which a white bay brs. S. 64° E. 5.5 varas, do brs. S. 49° W. 11 varas, a black gum brs. S. 35° E. 10 varas;

THENCE North 368 varas to stake for corner in the South edge of G.C.&S.F. Railroad right of way fifty feet perpendicular distance from the center of same, from which a pine brs. S. 18° W. 6.5 varas, do brs. S. 69° E. 7.5 varas;

THENCE in an Easterly direction on a one degree curve to the right with the S.B. line of the G.C.&S.F, Railroad right of way 723 varas to the N.W. corner of the aforesaid J. E. Lewis twenty-six acre tract, from which a pine brs. S. 48° W. 6.5 varas, do brs. S. 55° E. 6 varas;

THENCE South with the W. B. Line of said Lewis twenty-six acre tract 394 varas to the Place of Beginning, more or less.

SAVE AND EXCEPT:

A 1.5306 acre tract of land described in a Warranty Deed dated March 8, 1995, executed by Nelda Faye Scott Burge, et al to Gulf States Utilities Company, recorded in Volume 1041, Page 112, Official Public Records, of Hardin County, Texas.

SAVE AND EXCEPT:

A 0.469 acre tract of land described in a Warranty Deed dated June 6, 2005, executed by Lenert W. Tiemann to Paline Pipeline Company, recorded in Volume 1502, Page 714, Official Public Records of Hardin County, Texas.

**EXHIBIT "A"**