

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

HARDIN County

Deed of Trust Dated: November 2, 2021

Amount: \$64,750.00

Grantor(s): BART ELLIS FOREMAN

Original Mortgagee: ROYAL UNITED MORTGAGE LLC

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 2021-120864 and Correction Affidavit filed 04.21.2025 under File No. 2025-152215

Legal Description: PROPERTY (INCLUDING ANY IMPROVEMENTS): TRACT A 0.005 ACRE TRACT HENRY GRIFFITH SURVEY ABSTRACT NUMBER 224 HARDIN COUNTY, TEXAS BEING A 0.005 ACRE TRACT OF LAND IN A PART OF THE HENRY GRIFFITH SURVEY, ABSTRACT NUMBER 224, HARDIN COUNTY, TEXAS, AND BEING PART OF A 200 ACRE THAT RECORDED TO VOLUME 288, PAGE 213, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.005 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: February 3, 2026 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARDIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, TOMMY JACKSON, RON HARMON, KEATA SMITH, MARGIE ALLEN, ANGELIA BROOKS, TIFFANY BEGGS, CARY CORENBLUM, KYLE BARCLAY, KRISTOPHER HOLUB, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, STEPHANIE HERNANDEZ OR JOSHUA SANDERS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS, AMY BEAULIEU, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC., TIFFANY SANDVICK have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

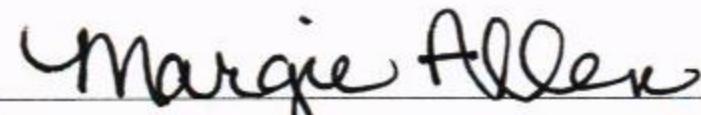
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.



Anthony Alan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-004214



Printed Name: Margie Allen

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

"EXHIBIT 1A"

PROPERTY (INCLUDING ANY IMPROVEMENTS): TRACT A 0.005 ACRE
TRACT HENRY GRIFFITH SURVEY ABSTRACT NUMBER 224 HARDIN
COUNTY, TEXAS BEING A 0.005 ACRE TRACT OF LAND IN A PART OF THE

HENRY GRIFFITH SURVEY, ABSTRACT NUMBER 224, HARDIN COUNTY,
TEXAS, AND BEING PART OF A 2.00 ACRE THAT RECORDED TO VOLUME
288, PAGE 213, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.005
ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING AT A $\frac{1}{2}$ INCH IRON ROD CAPPED RPLS 2512 SET IN THE EAST
LINE OF SAID 2.00 ACRE TRACT AND BEING IN THE WEST LINE OF A 0.9504
ACRE TRACT RECORDED IN PLAT FILE NO. 2017-73217, OFFICIAL PUBLIC
RECORDS OF HARDIN COUNTY, TEXAS, AND BEING THE NORTHEAST
CORNER OF A 0.29 ACRE TRACT RECORDED IN CLERK FILE NO. 2019-93117,
OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID $\frac{1}{2}$ INCH
IRON ROD HAVING A STATE PLANE COORDINATE VALUE OF
Y=10149114.50 AND X=4196065.27;

THENCE, SOUTH 88 DEGREES 44 MINUTES 02 SECONDS WEST, ALONG
THE NORTH LINE OF SAID 0.29 ACRE TRACT FOR A DISTANCE OF 111.23
FEET (RECORD - NORTH 87 DEGREES 00 MINUTES 00 SECONDS WEST,
110.00 FEET) TO $\frac{1}{2}$ INCH IRON ROD CAPPED RPLS 2512 SET IN THE EAST
LINE OF HARGRAVES, A ROCK ROAD;

THENCE, NORTH 02 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG
THE EAST LINE OF SAID HARGRAVES AND THE RESIDUE OF SAID 2.00
ACRE TRACT FOR DISTANCE OF 2.00 FEET TO A $\frac{1}{2}$ INCH IRON ROD
CAPPED RPLS 2512 SET FOR CORNER;

THENCE, NORTH 88 DEGREES 44 MINUTES 02 SECONDS EAST, ALONG
THE RESIDUE OF SAID 2.00 ACRE TRACT FOR A DISTANCE OF 111.22 FEET
TO A $\frac{1}{2}$ INCH IRON ROD CAPPED RPLS 2512 SET IN THE EAST LINE OF
SAID 2.00 ACRE TRACT AND THE WEST LINE OF SAID 0.9504 ACRE TRACT;
THENCE, SOUTH 02 DEGREES 33 MINUTES 05 SECONDS EAST, ALONG
THE EAST LINE OF SAID 2.00 ACRE TRACT AND THE WEST LINE OF SAID
0.9504 ACRE TRACT FOR A DISTANCE OF 2.00 FEET TO THE POINT OF
BEGINNING AND CONTAINING 0.005 ACRES OF LAND.