

Notice of Substitute Trustee's Sale

Date: December 5, 2025
Substitute Trustee: Wayne Byley
Lender: Frontage Investments
Note: Original Principal sum of \$315,000.00 dated December 22, 2021



FILED FOR RECORD

2025-12-08 @2:00 PM

BY: Connie Becton

Deed of Trust

Date: December 22, 2021
Grantor: Jorge Robles (JCNB General Contractors)
Mortgagee: Frontage Investments
Recording information: Deed of Trust filed of records as Instrument No. No. 2021-122125 dated December 31, 2021, and Warranty Deed with Vendor's Lien filed of record as Instrument No. 2021-122124 dated December 31, 2021
Property: Being attached Exhibit "A", of the Map and Plat Records of Hardin County, Texas.

County: Hardin County, Texas

Date of Sale (first Tuesday of month): January 6, 2026

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: Hardin County Courthouse, 300 W Monroe St, Kountze, Texas in the lobby when you walk through the front doors near the cafe area.

Morris Morehead is Trustee under the Deed of Trust. Lender has appointed Wayne Byley as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale

at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

A handwritten signature in black ink, appearing to read "Wayne Byley", is written over a horizontal line.

Wayne Byley, Substitute Trustee



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

50.000 ACRES

**IN THE RICHARD TEEL SURVEY, ABSTRACT NUMBER 484,
AND THE B.B.B. & C. RR. CO SURVEY, ABSTRACT NUMBER 135
HARDIN COUNTY, TEXAS**

BEING a 50.000 acre tract situated in the Richard Teel Survey, Abstract Number 484, and the B.B.B. & C. RR. Co. Survey, Abstract Number 135, Hardin County, Texas, being a portion of that certain called 85.712 acre tract described as "Tract 1" in instrument to Frontage Investments, Inc., recorded under Instrument Number 2021-119706 of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), said 50.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2 ½ inch iron pipe found in the northwesterly right-of-way of Farm to Market Road 770 (F.M. 770, 100 feet wide), for the easterly common south corner of said 85.712 and that certain called 4.636 acre tract described in instrument to Dalton E. Griffin, recorded in Volume 2108, Page 378, O.P.R.H.C.T., being a southwesterly corner of the herein described 50.000 acre tract;

THENCE with the common line between said 85.712 and said 4.636 acre tract, the following three (3) courses and distances:

- 1) North 04°50'18" West, 415.44 feet, to a 2 ½ inch iron pipe found for corner;
- 2) South 63°01'02" West, 525.24 feet, to a 2 ½ inch iron pipe found for corner;
- 3) South 04°48'35" East, 414.90 feet, to a 2 ½ inch iron pipe found in the northwesterly right-of-way of said F.M. 770 for the westerly common south corner of said 85.712 and said 4.636 acre tract, being a southeasterly corner of the herein described 50.000 acre tract;

THENCE South 63°04'49" West, 34.00 feet, with the northwesterly right-of-way of said F.M. 770, a southeasterly line of said Sotex tracts, to a ½ inch iron rod with cap stamped "TPS 100834-00" found at the intersection of the northwesterly right-of-way of said F.M. 770 with the approximate centerline of Black Creek Road for the common southerly corner of said 85.712 acre tract and the remainder of that certain called 110 acre tract described as "Item 8" in instrument to Sotex Fuels, LLC, recorded in Volume 2196, Page 800, O.P.R.H.C.T., being the westerly southwest corner of the herein described 50.000 acre tract;

THENCE in a northerly direction, with the easterly line of said remainder of 110 acre tract, an easterly line of the remainder of that certain called 320 acre tract described as "Item 2" in said instrument to Sotex Fuels, LLC, common to the westerly line of said 85.712 acre tract, with the approximate centerline of said Black Creek Road, the following five (5) courses and distances:

- 1) North 07°18'49" West, 66.17 feet, to a calculated point for corner;
- 2) North 06°01'40" West, 99.72 feet, to a calculated point for corner;
- 3) North 05°21'16" West, 212.39 feet, to a calculated point for corner;

- 4) North 05°18'33" West, 836.33 feet, to a calculated point for corner;
- 5) North 05°06'38" West, 365.87 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for a common corner of said 85.712 acre tract and said remainder of 320 acre tract, being the northwesterly corner of the herein described 50.000 acre tract;

THENCE North 65°48'14" East, continuing with said common line between said 85.712 acre tract and said remainder of 320 acre tract, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference in the easterly margin of said Black Creek Road, in all, a total distance of 1658.30 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 50.000 acre tract;;

THENCE South 03°28'42" East, severing, over and across said 85.712 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of said F.M. 770, the southeasterly line of said 85.712 acre tract, for the southeasterly corner of the herein described 50.000 acre tract;

THENCE South 63°04'49" West, 1073.65 feet, with the northwesterly right-of-way of said F.M. 770, the southeasterly line of said 85.712 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 50.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F284-01.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

November 16, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524