

Notice of Substitute Trustee's Sale

FILED FOR RECORD

2023 JUL 11 PM 2:16

Date: ~~July~~ 11, 2023

Mortgagee: Ron McLain

Note: Note dated March 9, 2022 in the original principal amount of \$140,000.00

QUINCY BECKON
COUNTY CLERK
HARDIN COUNTY, TEXAS
Quincy Beckon

Deed of Trust

Date: March 9, 2022

Grantor: Daren Monk

Mortgagee: Ron McLain

Recording information: Clerk's File No. 2022-124374 and re-recorded in Clerk's File No. 2022-125084, of the Official Public Records of Hardin County, Texas

Property: Being an 8.25 acre tract of land described as follows:
A 9.00 acre tract of land lying in the L. D. Leslie League, Abstract No. 35, in Hardin County, Texas, and being out of a 10.00 acre tract conveyed to Thomas Edward Tennison, Jr., recorded in Clerk File No. 2017-78084, Official Public Records of Hardin County, Texas (OPRHCT), said 9.00 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof
SAVE AND EXCEPT
A 0.75 acre tract of land lying in the L. Deleslie League, Abstract No. 35 and being part of a 10.00 acre tract conveyed to Daren Monk by deed recorded in Clerk's File No. 2022-124373, Official Public Records of Hardin County, Texas (OPRHCT), said 0.75 acres being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, James W. King, Renee Roberts, Edey Patterson, or Marc Henry, any to act

Substitute Trustee's Address: 10611 Grant Road, Houston, Texas 77070 (Harris County)

County: Hardin
Date of Sale (first Tuesday of month): August 1, 2023
Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, James W. King, Renee Roberts, Marc Henry, Edey Patterson or David Garvin, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee 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, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three 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.

By: 

Brent A. Lane, James W. King, Renee Roberts, Edye Patterson,
or Marc Henry, any to act

PREPARED IN THE OFFICE OF:

Law Office of Beard & Lane, P.C.

10611 Grant Road

Houston, Texas 77070

Telephone: (281) 897-8848

Email: brent@beardlane.com

Exhibit "A"

BEING a 9.00 acre tract of land lying in the L. D. Leslie League, Abstract No. 35, in Hardin County, Texas, and being out of a 10.00 acre tract conveyed to Thomas Edward Tennison, Jr., recorded in Clerk File No. 2017-78084, Official Public Records of Hardin County, Texas (OPRHCT), said 9.00 acres being more particularly described as follows:

Note: All bearings are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

BEGINNING at a rod capped "S & J Inc" found at the intersection of the South right of way line of a public road known as F.M. Highway 327 and the West right of way line of a public road known as South Mill Creek and being the Northeast corner of said 10.00 acre tract;

THENCE South 02°42'40" East, along the West right-of-way line of said South Mill Creek and the East line of said 10.00 acre tract for a distance of 199.59 feet (Called South 02°41'17" East) to a rod capped "Access" set for corner;

THENCE South 87°17'20" West, along the remainder of said 10.00 acre tract for a distance of 290.40 feet to a rod capped "Access" set for corner;

THENCE South 02°42'40" East, along the remainder of said 10.00 acre tract for a distance of 150.00 feet to a rod capped "Access" set for corner;

THENCE North 87°17'20" East, along the remainder of said 10.00 acre tract for a distance of 290.40 feet to a rod capped "Access" set in the West right-of-way line of said South Mill Creek;

THENCE South 02°42'40" East, along the West right-of-way line of said South Mill Creek and the East line of said 10.00 acre tract for a distance of 9.97 feet (Called South 02°41'17" East) to a pinched pipe found for corner;

THENCE South 02°38'05" East, along the West right-of-way line of said South Mill Creek and the East line of said 10.00 acre tract for a distance of 140.03 feet (Called South 02°41'17" East 140.30 feet) to a rod capped "S&J Inc" found for the Southeast corner of said 10.00 acre tract and being the Northeast corner of a 20.034 acre tract recorded in Clerk File No. 2019-92696, (OPRHCT);

THENCE South 85°10'10" West, along the South line of said 10.00 acre tract and the North line of said 20.034 acre tract for a distance of 883.29 feet (Called South 85°10'18" West 883.28 feet) to a rod capped "S&J Inc" found for the Southwest corner of said 10.00 acre tract;

THENCE North 05°13'24" West, along the West line of said 10.00 acre tract for a distance of 460.41 feet (Called North 05°13'28" West 460.36 feet) to a concrete monument found for corner;

THENCE North 05°15'37" West, along the West line of said 10.00 acre tract for a distance of 14.94 feet (Called North 06°25'54" West 14.86 feet) to a concrete monument found in the South right of way line of said F.M. Highway 327;

THENCE North 83°39'26" East, along the South right of way line of said F.M. Highway 327 for a distance of 905.53 feet (Called North 83°39'34" East 905.84 feet) to the POINT AND PLACE OF BEGINNING, containing 9.00 acres of land, more or less.

Exhibit "B"

BEING a 0.75 acre tract of land lying in the L. DeLealie League, Abstract No. 35 and being part of a 10.00 acre tract conveyed to Deren Monk by deed recorded in Clerk File No. 2022-124373, Official Public Records of Hardin County, Texas (OPRHCT), said 0.75 acres being more particularly described as follows:

Note: All bearings are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

BEGINNING at a rod capped "S&J" found for the most Northerly Northeast corner of a 28.36 acre tract recorded in Clerk File No. 2022-129739, (OPRHCT) and being in the West right of way line of a public road known as South Mill Creek and the Southeast corner of said 10.00 acre tract;

THENCE North $02^{\circ}38'05''$ West, along the West right of way line of said South Mill Creek for a distance of 110.00' to a rod capped "Access Surveyors" set for corner;

THENCE South $87^{\circ}17'20''$ West, along the remainder of said 10.00 acre tract for a distance of 284.36' to a rod capped "Access Surveyors" set for corner;

THENCE South $02^{\circ}38'05''$ East, along the remainder of said 10.00 acre tract for a distance of 120.55' to a rod capped "Access Surveyors" set in the most Westerly North line of said 28.36 acre tract;

THENCE North $85^{\circ}09'49''$ East, along the most Westerly North line of said 28.36 acre tract for a distance of 284.57' to the POINT AND PLACE OF BEGINNING, containing 0.75 acres of land, more or less.