

FILED FOR RECORD

2019 JUN 13 AM 8:13

Notice of Foreclosure Sale

August 6, 2019

GLENDAL ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Betty Jo Hanson*

Deed of Trust ("Deed of Trust"):

Dated: January 4, 2016

Grantor: Danny L. Davis, Trustee of The Horn Trust

Trustee: Danny L. Davis

Lender: Horizon Trust Company, FBOP William Halls Dexter, II IRA
#5772326

Transferee: Lois Green, Trustee of the South East Trust by Assignment and
Transfer of Lien recorded as Instrument No. 2019-94181 recorded
in the real property records of Hardin County, Texas

Recorded in: Instrument Number 2016-61683 of the real property records of
Hardin County, Texas,

Legal Description: Survey of a 0.324 acre tract of land out of the S.K. Van Meter
Survey, Abstract No. 53, Hardin County, Texas and being known
as Lot Number 11 of Meadowbrook Addition, an unrecorded
subdivision in Hardin County, Texas and being the same tract of
land conveyed to Investments, Inc., Kabco by deed recorded in
Hardin County Clerk File Number 35179, said 0.324 acre tract
being ore particularly described by metes and bounds on the
attached Exhibit A.

Secures: Real Estate Lien Note (Balloon) ("Note") in the original principal
amount of \$58,000.00, executed by Danny L. Davis, Trustee of
The Horn Trust ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: **Tuesday, August 6, 2019**

Time: The sale of the Property will be held between the hours of 10:00
A.M. and 4:00 P.M. local time; the earliest time at which the
Foreclosure Sale will begin is 12:00 noon and not later than three
hours thereafter.

Place: Outside the commissioner's court at the Hardin County
Courthouse, located at 300 Monroe, Kountze, Texas 77625

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the
Property will be sold to the highest bidder for cash, except that the
bid of Louis Green as Trustee of the South East Trust may be by
credit against the indebtedness secured by the lien of the Deed of
Trust.

Default has occurred in the payment of the Note and in the performance of the
obligations of the Deed of Trust. Because of that default, Lois Green as Trustee of the South
East Trust, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is
hereby given of Lois Green as trustee of the South East Trust's election to proceed against and
sell both the real property and any personal property described in the Deed of Trust in

accordance with Lois Green as Trustee of the South East Trust's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lois Green as Trustee of the South East Trust passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

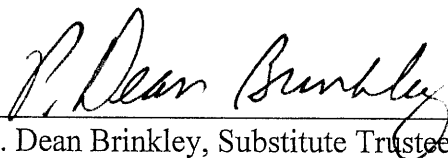
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

THE BRINKLEY LAW FIRM, P.C.



P. Dean Brinkley, Substitute Trustee
2090 Broadway
BEAUMONT, TX 77701
Telephone (409) 835-5800
Telecopier (409) 835-5880

EXHIBIT "A"
(Legal Description of Property)

Survey of a 0.324 acre tract of land out of the S.K. Van Meter Survey, Abstract Number 53 Hardin County, Texas and being known as Lot Number 11 of Meadowbrook Addition, an unrecorded subdivision in said Hardin County, Texas and being that same tract of land conveyed to Investments, Inc., Kabco by deed recorded in Hardin County Clerk File Number 35179, said 0.324 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for corner in the South right-of-way line of a public road known as Horn Street and being the Northeast corner of a 0.324 acre tract of land conveyed to Investments, Inc., Kabco by deed recorded in Hardin County Clerk File Number 35178 (Lot 10);

THENCE, East, Basis of Bearings, along the South right-of-way line of said Horn Street for a distance of 100.18 feet to a ½ inch iron rod found for corner and being the Northwest corner of a 0.324 acre tract of land conveyed to Paul Arroyo by deed recorded in Hardin County Clerk File Number 35180 (Lot 12);

THENCE, South 01° 18' 50" West, along the West line of said Lot Number 12 for a distance of 140.33 feet to a ½ inch iron rod found for corner and being the Southwest corner of said Lot Number 12;

THENCE, North 89° 57' 03" West, along the South line of said Lot Number 11 for a distance of 100.08 feet to a ½ inch iron rod with cap found for corner and being the Southeast corner of said Lot Number 10;

THENCE, North 01° 16' 22" East, along the East line of said Lot Number 10 for a distance of 140.24 feet to the POINT OF BEGINNING and containing 0.324 acre of land, more or less.