

FILED FOR RECORD

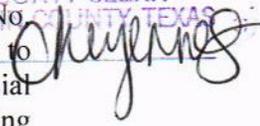
Notice of Foreclosure Sale

2026 MAR 17 PM 12:52

1. *Property to Be Sold.*

BEING a 4.23 acre tract of land lying in the L.D. Leslie League, Abstract No. 35, in Hardin County, Texas and being part of a 14.209 acre tract conveyed to Silsbee RV Resort, LLC, recorded in Clerk File No. 2019-93266, Official Public Records of Hardin County, Texas, (OPRHCT), said 4.23 acres being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS



2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under Instrument No. 2023-134121 of the Real Property Records of Hardin County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 2026

Time: The sale will begin no earlier than 10:00 a.m. and no later than three hours thereafter.

Place: The sale will take place at the Hardin County Courthouse at the place designated by the Hardin County Commissioner's Court.

If the beneficiary postpones, withdraws, or reschedule the sale for another day, the trustee, under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien 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 in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jerett Paul Proctor.

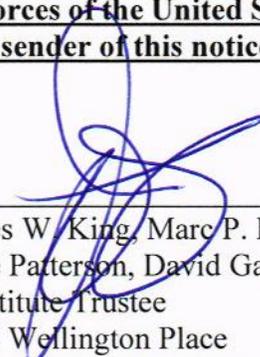
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the promissory note in the original principal amount of \$28,800.00 dated March 3, 2023, executed by Jerrett Paul Proctor and payable to the order of FivePoint Credit Union. FivePoint Credit Union is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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.

Dated: March 17, 2026



James W. King, Marc P. Henry, Renee Roberts,
Edye Patterson, David Gavin
Substitute Trustee
6420 Wellington Place
Beaumont, Texas 77706
(409) 860-9000 – Telephone
(409) 860-9199 – Facsimile
jwk@offeranking.com

BEING a 4.23 acre tract of land lying in the L.D. Leslie Leguan, Abstract No. 34, in Hardin County, Texas and being part of a 14.209 acre tract conveyed to Gillette RV Resort, LLC, recorded in Clerk File No. 2019-93266, Official Public Records of Hardin County, Texas (OPRHCT), said 4.23 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 stake found for the Southwest corner of a 10.70 acre tract recorded in Clerk File No. 2015-52794, (OPRHCT) and being an interior corner of said 14.209 acre tract;

THENCE North 87°17'01" East, along the South line of said 10.70 acre tract, the South line of a 1.66 acre tract recorded in Vol. 1259, Pg. 518, (OPRHCT) and the North line of a 1.91 acre tract recorded in Vol. 143, Pg. 105, Deed Records of Hardin County, Texas (DRHCT) for a distance of 842.54' (Called Section 89°30'03" East, 843.50') to a timber spike found for the most Easterly Northeast corner of said 14.209 acre tract; and being the Northwest corner of a 4.50 acre tract recorded in Clerk File No. 2018-66515, (OPRHCT);

THENCE South 04°38'44" East, along the West line of said 4.50 acre tract for a distance of 108.63' (Called South 01°27'00" East) to a rod capped "B&B" found for the Southeast corner of said 14.209 acre tract and being an interior corner of a 177.28 acre tract recorded in Clerk File No. 2012-32383, (OPRHCT);

THENCE South 85°10'01" West, along the South line of said 14.209 acre tract for a distance of 1,574.42' (Called South 87°56'01" West) to a rod capped "B&B" found for the Southeast corner of a 20.034 acre tract recorded in Clerk File No. 2019-92666, (OPRHCT) and being the Southwest corner of a 0.770 acre Access Easement (40' wide), Tract B, recorded in Clerk File No. 2008-4116, (OPRHCT);

THENCE North 02°34'17" West, along the East line of said 20.034 acre tract and the West line of said 0.770 Acre Access Easement for a distance of 40.03' (Called North 80°29'57" East) to a rod capped "Access" set for corner;

THENCE North 85°10'02" East, crossing said 0.770 Acre Access Easement and along the remainder of said 14.209 acre tract for a distance of 730.57' to a rod capped "Access" set for corner;

THENCE North 04°31'35" West, along the remainder of said 14.209 acre tract for a distance of 159.76' (Called North 01°18'03" West) to the POINT AND PLACE OF BEGINNING, containing 4.23 acres of land, more or less.

2023-11-12
CORRE SECTION
COUNTY CLERK
2023 11:10 AM 12:25 PM
HARDIN COUNTY, TEXAS
By: S. DEPUTY
EXHIBIT 'A'
HOOKS TITLE & ABSTRACT COMPANY
GF NO. 691163
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