

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

Date: April 13, 2026

2026 APR 14 AM 11:10

Deed of Trust

Date: January 3, 2022

Grantor: Rosalba Camargo and Jose Antonio Camargo

Grantor's County: Hardin

Beneficiary (or Holder): Texas Pines Properties, LLC

Trustee: Elliott Moreton

Substitute Trustee: Patrick Moore or Aaron Alaniz or Charles A. Whiteford
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 2022-122611 in the Official Records, Hardin County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY 

Note

Date: January 3, 2022

Amount: \$77,400.00

Debtor: Rosalba Camargo and Jose Antonio Camargo

Holder: Texas Pines Properties, LLC

Date of Sale of Property: May 5, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Hardin County Administrative Building, located at The County Courthouse, 300 W Monroe St. Kountze, TX 77625, the place specified for foreclosure sales by the Commissioner's Court of Hardin County, Texas.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

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.

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.


Charles A. Whiteford, Substitute Trustee

METES AND BOUNDS DESCRIPTION
LOTS 22 – 11.87 ACRE TRACT
WILLIAM DUNBAR SURVEY
ABSTRACT NUMBER 189
HARDIN COUNTY, TEXAS

Exhibit "A"

Being a 11.87 acre tract of land in a part of the William Dunbar Survey, Abstract Number 189 in Hardin County, Texas, and being part of a 650.97 acre tract recorded in Clerk File No. 2019-97105, Official Public Records of Hardin County, Texas, said 11.87 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod capped S&J found at the Southwest corner of a 10.49 acre tract (Lot 25) out of said 650.97 acre tract, said 10.49 acre tract recorded in Clerk File No. 2020-107958, Official Public Records of Hardin County, Texas, said 5/8-inch iron rod having a State Plane Coordinate value of Y=10181423.06 and X=4182987.00;

THENCE, South 86 deg. 30 min. 16 sec. West, along the residue of said 650.97 acre tract for a distance of 460.11 feet to a 1/2-inch iron rod capped BLINE RPLS 2512 set for the POINT OF BEGINNING of the 11.87 acre tract herein described;

THENCE, North 03 deg. 28 min. 07 sec. West, along the remainder of said 650.97 acre tract for a distance of 2,257.90 feet to a 5/8-inch iron rod capped S&J found in the South right-of-way line of a public road known as F.M. Highway 420;

THENCE, along the South right-of-way line of said F.M. Highway 420 and a curve to the left with a Radius of 572.96 feet, an Arc Length of 233.93 feet, a Chord Bearing of South 78 deg. 29 min. 42 sec. West and a Chord Distance of 232.31 feet to a 5/8-inch iron rod capped S&J found for corner;

THENCE, South 03 deg. 28 min. 09 sec. East, along the remainder of said 650.97 acre tract for a distance of 2,225.53 feet to 1/2-inch iron rod capped BLINE RPLS 2512 set for corner;

THENCE, North 86 deg. 30 min. 16 sec. East, along the residue of said 650.97 acre tract for a distance of 230.00 feet to the POINT OF BEGINNING and containing 11.87 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

21-001_Lot22
01/28/21

