

**NOTICE OF SUBSITUTE TRUSTEE'S SALE**

STATE OF TEXAS

COUNTY OF HARDIN

FILED FOR RECORD  
2022 JUL 12 AM 10:26

CONNIE BEYON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS

WHEREAS, on April 16, 2010, Joel M. Richardson, Jr. and Kimberly Richardson executed a Deed of Trust conveying to Lester Sanford, Trustee, the property herein described, to secure L.J. Breaux in the payment of debts therein described, said Deed of Trust being recorded in Instrument No. 2010-11534, Deed of Trust Records, Hardin County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

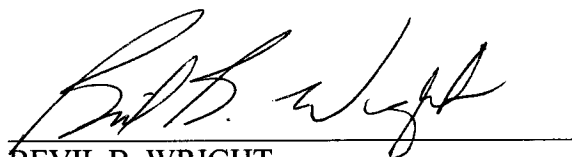
WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and L. J. Breaux, the owner and holder of said indebtedness has requested the undersigned to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2<sup>nd</sup> day of August, 2022, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said property in the Commissioner's Court Room at the County Courthouse in Kountze, Hardin County, Texas, to the highest bidder for cash, subject however to any title exceptions and other matters set forth in the Deed of Trust or as may appear of record and to any rights of parties in possession.

Said property is described as follows:

See attached Exhibit A

WITNESS MY HAND this 12<sup>th</sup> day of July, 2022.



BEVIL B. WRIGHT,  
Substitute Trustee

6.114 Acre Tract, S. H. Huston Survey, No. 298, A-695  
Hardin County, Texas

Field note description of a 6.114 acre tract situated in the S. H. Huston Survey, No. 298, Abstract 695 Hardin County, Texas and being a part of a called 245.410 acre tract conveyed to L. J. Breaux by deed recorded in Volume 1342 Page 471 Official Public Records Hardin County (OPRHC). The said 6.114 acre tract being more particularly described as follows:

*Bearings are based on the east line of the Karrie Morgan called 2.000 acre tract described in Volume 1587 Pg. 369 OPRHC, called N 31 deg 25' 26" E.*

Beginning at a ½" iron rod found on the north line of Silver Star Road (county road) for the southeast corner of the Karrie Morgan called 2.000 acre tract described in Volume 1587 Page 369 OPRHC and southwest corner of the herein described tract, a ½" iron rod found for a angle point in the north line of the A. L. Hilbun called 11.638 acre tract described in Volume 1029 Page 221 OPRHC Bears S 30 deg 05' 07" W 41.34 feet and a ½" iron rod found for the southwest corner of said 2.000 acre tract Bears N 45 27' 04" W 179.70 feet and N 59 deg 34' 06" W 70.73 feet;

Thence N 31 deg 25' 26" E with the east line of said 2.000 acre tract, at 380.64 feet pass a ½" iron rod found for the northeast corner of said 2.000 acre tract and a total distance of 783.09 feet to a ½" iron rod set for corner;

Thence S 58 deg 34' 34" E 350.00 feet set a ½" iron rod for corner;

Thence S 31 deg 25' 26" W 750.00 feet to a ½" iron rod set in the north line of said Silver Star Road, a ½" iron rod found for the northeast corner of said 11.638 acre tract Bears S 03 deg 43' 41" E 47.72 feet;

Thence with the north line of Silver Star Road as follows:

- 1) N 60 deg 40' 41" W 192.66 feet, set a ½" iron rod
- 2) N 67 deg 57' 36" W 159.61 feet to the Place of Beginning containing 6.114 acres of land more or less.

EXHIBIT "A"  
HOOKS TITLE & ABSTRACT COMPANY  
GF NO. 49809  
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2010-11533  
GLENDA ALSTON  
COUNTY CLERK  
2010 Apr 19 at 04:26 PM  
HARDIN COUNTY, TEXAS  
By: S.J. DEPUTY

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