

FILED FOR RECORD

2022 FEB 17 PM 1:39

11664 FM 92  
SILSBEE, TX 77656

CLERK'S OFFICE  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
00000009360942  
BY *[Signature]*

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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.**

**1. Date, Time, and Place of Sale.**

Date: April 05, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2014 and recorded in Document CLERK'S FILE NO. 2014-49208; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2020-102881 real property records of HARDIN County, Texas, with CHRISTOPHER MOORE, grantor(s) and PRIORITY BANK, FSB, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER MOORE, securing the payment of the indebtednesses in the original principal amount of \$156,855.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK FSB is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY BANK  
400 WEST COMMERCIAL STREET  
OZARK, AR 72949



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, KEATA SMITH, RON HARMON, KEVIN MCCARTHY, BEATRICE CARRILLO, GILBERT ARSIAGA, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Is Saucedo*

Israel Saucedo

**Certificate of Posting**

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2-17-22 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.

Tommy Jackson

Declarants Name: Tommy Jackson

Date: 2-17-22

**EXHIBIT "A"**

BEING A TRACT OR PARCEL CONTAINING 2.53 ACRES OF LAND OUT OF AND A PART OF THE H. & T. C. SURVEY, SECTION NUMBER 185, ABSTRACT NUMBER 298, HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 7.75 ACRE TRACT AND A 10.00 ACRE TRACT DESCRIBED IN A DEED OUT OF THE SOUTHWESTERN SETTLEMENT AND DEVELOPMENT CORPORATION TO EDWARD GORE DATED JANUARY 2, 1948, RECORDED IN VOLUME 258, PAGE 376, DEED RECORDS OF HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 5.00 ACRE TRACT RECORDED IN VOLUME 415, PAGE 222, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 2.53 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS F.M. HIGHWAY 92, ALSO BEING THE SOUTHWEST CORNER OF A 2.808 ACRE TRACT RECORDED IN VOLUME 829, PAGE 133, DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, EAST, ALONG THE SOUTH LINE OF SAID 2.808 ACRE TRACT FOR A DISTANCE OF 328.80 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A 1.00 ACRE TRACT RECORDED IN VOLUME 613, PAGE 65, DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, SOUTH, (REFERENCE BEARING) ALONG THE WEST LINE OF SAID 1.00 ACRE TRACT FOR A DISTANCE OF 210.22 FEET (DEED = 208.60 FEET) TO A 1/2-INCH IRON ROD SET IN THE NORTH LINE OF A 0.73 ACRE TRACT RECORDED IN VOLUME 674, PAGE 220, DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, NORTH 89 DEG. 38 MIN. 35 SEC. WEST, ALONG THE NORTH LINE OF SAID 0.73 ACRE TRACT FOR A DISTANCE OF 7.77 FEET TO A 1 1/4-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 0.73 ACRE TRACT;

THENCE, SOUTH 03 DEG. 17 MIN. 04 SEC. EAST, ALONG THE WEST LINE OF SAID 0.73 ACRE TRACT FOR A DISTANCE OF 137.65 FEET (DEED = SOUTH 03 DEG. 06 MIN. 00 SEC. EAST, 141.36 FEET) TO A 1/2-INCH IRON ROD SET IN THE NORTH LINE OF A 2.00 ACRE TRACT RECORDED IN VOLUME 586, PAGE 470, DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEG. 35 MIN. 35 SEC. WEST, ALONG THE NORTH LINE OF SAID CALLED 2.00 ACRE TRACT FOR A DISTANCE OF 307.47 FEET (DEED = NORTH 89 DEG. 59 MIN. 59 SEC. WEST, 307.47 FEET) TO A 1/2-INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 92;

THENCE, NORTH 03 DEG. 12 MIN. 42 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 92 FOR A DISTANCE OF 141.75 FEET (DEED = NORTH 03 DEG. 06 MIN. 00 SEC. WEST) TO A 1 INCH IRON PIPE FOUND FOR CORNER;

THENCE, NORTH 03 DEG. 42 MIN. 48 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 92 FOR A DISTANCE OF 208.70 FEET (DEED = NORTH, 208.33 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES OF LAND.