

Texas Pines Properties, LLC, a Texas Limited Liability Company

2810 N. Closner Blvd.
Edinburg, TX 78541
(956) 383-0868

FILED FOR RECORD

2022 NOV 15 PM 1:46

Notice of Acceleration

November 15, 2022

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY Blonde Jones

Matthew Evan Balden & Monica Jean Evans/TPP06
12833 FM 92 Rd S
Spurger Tx 77660

CMRRR # 7020 0090 0000 0458 0108
AND FIRST CLASS MAIL

Re: Real Estate Lien Note dated **March 9, 2022**, executed by **Matthew Evan Balden & Monica Jean Evans**, payable to the order of **Texas Pines Properties, LLC, a Texas Limited Liability Company**, in the original principal sum of **\$249,900.00**.

Dear **Matthew Evan Balden & Monica Jean Evans**

Because of the failure to cure the default under the referenced loan documents, the mortgagee has accelerated the maturity of the note.

Demand is made for the payment of all unpaid principal and all accrued but unpaid interest. Please contact the undersigned for the current payoff information.

If the amount due is not paid, the mortgagee intends to foreclose the lien under the loan documents in accordance with the enclosed Notice of Substitute Trustee's Sale.

I am attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with federal law.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

If you have any questions, please consult your legal counsel.

Sincerely yours,



Charles A. Whiteford, Substitute Trustee

Enclosure

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 15, 2022

DEED OF TRUST:

Date: March 9, 2022
Grantor: Matthew Evan Balden & Monica Jean Evans
Beneficiary: Texas Pines Properties, LLC, a Texas Limited Liability Company
Substitute Trustee: Charles A. Whiteford
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Recorded under Document Number **125112** of the Official Records Hardin County, Texas

Property: As Described in Exhibit 'A' hereto attached

NOTE:

Date: March 9, 2022
Amount: \$249,900.00
Debtor: Matthew Evan Balden & Monica Jean Evans
Holder: Texas Pines Properties, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): December 6, 2022

Earliest Time of Sale of Property: 10 AM

Place of Sale of Property (including county): Place of Sale of Property (including county): The County Courthouse, 300 W Monroe St, Kountze, TX 77625.

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 for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above of within four hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 a written notice of the active military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.



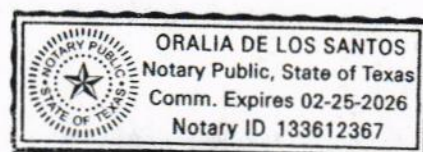
Charles A. Whiteford, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this day **November 15, 2022** by **Charles A. Whiteford, Substitute Trustee.**



Notary Public, State of Texas



METES AND BOUNDS DESCRIPTION
LOT 6 - 9.40 ACRE TRACT
JOHN D. KENNEDY SURVEY
ABSTRACT NUMBER 354
HARDIN COUNTY, TEXAS

Exhibit "A"

Being a 9.40 acre tract of land in a part of the John D. Kennedy Survey, Abstract Number 354, 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 9.40 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a Kirby concrete monument stamped "S.W. Cor. J.D. Kennedy 1-87" found at the Southwest corner of said Abstract 354 and being the most Westerly Southwest corner of said 650.97 acre tract and being the Southeast corner of a 40.00 acre tract recorded in Volume 958, Page 383, Official Public Records of Hardin County, Texas, and being in the North line of a 40.00 acre tract recorded in Clerk File No. 2020-102888, Official Public Records of Hardin County, Texas, said concrete monument having a State Plane Coordinate value of Y=10178582.29 and X=4177268.05;

THENCE, North 85 deg. 26 min. 18 sec. East, along the North line of said 40.00 acre tract and the North line of a 56.54 acre tract recorded in Volume 1663, Page 885, Official Public Records of Hardin County, Texas for a distance of 1,200.00 feet (record = North 88 deg. 31 min. 13 sec. East) to a 1/4-inch iron rod capped RPLS 2512 set for the POINT OF BEGINNING of the 9.40 acre tract herein described;

THENCE, North 03 deg. 33 min. 22 sec. West, along the remainder of said 650.97 acre tract for a distance of 1,667.67 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, South 81 deg. 28 min. 25 sec. East, along the South right-of-way line of said F.M. Highway 420 for a distance of 255.96 feet to a 5/8-inch iron rod capped S&J found for corner;

THENCE, South 03 deg. 32 min. 40 sec. East, along the remainder of said 650.97 acre tract for a distance of 1,609.70 feet to a 5/8-inch iron rod capped S&J found in the North line of said 56.54 acre tract;

THENCE, South 85 deg. 26 min. 18 sec. West, along the North line of said 56.54 acre tract for a distance of 250.00 feet (record = South 88 deg. 31 min. 13 sec. West) to the POINT OF BEGINNING and containing 9.40 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_Lot6
01/28/21



2022-131595
CONNIE BECTON
COUNTY CLERK
2022 Nov 14 at 01:19 PM
HARDIN COUNTY, TEXAS
By: RS, DEPUTY

2022-125111
CONNIE BECTON
COUNTY CLERK
2022 Apr 05 at 11:47 AM
HARDIN COUNTY, TEXAS
By: BJ, DEPUTY