

COUNTY CLERK'S DOCUMENT NO.

FILED FOR RECORD  
2022 MAR 16 PM 4:26

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARDIN

§

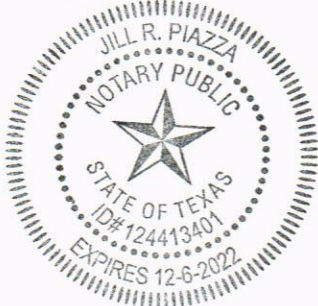
CONNIE BEGON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *[Signature]*

Pursuant to the authority conferred upon me by that certain Appointment of Trustee and the Deed of Trust executed by DUSTIN P. TREVINO of Hardin County, Texas, to WILLIAM H. YOES, Trustee, dated September 22, 2020, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No. 12020-107751 of the Official Public Records of Real Property of Hardin County, Texas, securing the payment of that one certain Promissory Note in the original principal amount of THREE HUNDRED EIGHTY-FIVE THOUSAND (\$385,000.00) DOLLARS, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **Tuesday, May 3, 2022** (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the Hardin County Commissioners Court at the Hardin County Courthouse between the hours of 10:00 o'clock a.m. until 4:00 o'clock p.m., the property described on attached ***Exhibit "A."***

EXECUTED this 15<sup>th</sup> day of March 2022.

*[Signature of William H. Yoes]*  
William H. Yoes, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, by the said William H. Yoes, as Trustee on this the 15<sup>th</sup> day of March 2022 to certify which witness my hand and seal of office.



*[Signature of Notary Public]*  
Notary Public, State of Texas

**EXHIBIT "A"**

PROPERTY COMMONLY KNOWN AS 8067 FM 421, KOUNTZE, HARDIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEING 15.303 ACES OF LAND, MORE OR LESS, OUT OF THE IGNACIO VILLEGAS LEAGUE, ABSTRACT NO. 54, AS DESCRIBED IN **EXHIBIT "B"** WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR DESCRIPTIVE THE SAME AS IF COPIED HEREIN VERBATUM.

Exhibit "B"



**LEGAL DESCRIPTION**

**IGNACIO VILLEGAS LEAGUE  
ABSTRACT NO. 54  
HARDIN COUNTY, TEXAS**

**15.303 ACRES**

**BEING** a 15.303 acre tract of land out of the Ignacio Villegas League, Abstract No. 54, Hardin County, Texas, and being out of and a part of a called 715.87 acre tract of land described as "MO NO. 139" in Special Warranty Deed dated March 31, 2004, from Rufus H. Duncan, Jr. to Honey Isl., LTD as recorded in Volume 1436, Page 628 of the Official Public Records of Hardin County, Texas, the said 15.303 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod set in the southwesterly right-of-way line of F.M. Highway No. 421 (an eighty-foot right-of-way), and from which iron rod a 5/8" iron rod found at the northwest corner of a 16.483 acre tract of land surveyed this same date bears N 57°00'40" W, a distance of 361.40 feet;

**THENCE** S 57°00'40" E, along and with the southwesterly right-of-way line of the aforementioned F.M. Highway No. 421, a distance of 361.40 feet to a 5/8" iron rod set for the northeast corner of the herein described tract of land;

**THENCE** S 00°54'06" E, severing the said 715.87 acre tract of land, at 1555.22 feet pass the southwest corner of a 10.00 acre tract of land, at 2182.56 feet pass a 5/8" iron rod set for reference and at a total distance of 2232.56 feet, a point in the center of Little Rock Creek for the southeast corner of the herein described tract of land;

**THENCE** along and with the center of the said Little Rock Creek as follows:

- 1) N 56°51'20" W, a distance of 80.93 feet;
- 2) N 33°10'44" W, a distance of 63.33 feet;
- 3) N 68°36'39" W, a distance of 135.36 feet;
- 4) N 32°10'43" W, a distance of 44.29 feet; and
- 5) N 74°22'55" W, a distance of 53.08 feet to a point for the southwest corner of the herein described tract of land;

**THENCE** N 00°54'06" W, again severing the said 715.87 acre tract of land, at 50.00 feet pass a 5/8" iron set for reference and at a total distance of 2230.93 feet, the **POINT OF BEGINNING**, and containing within these bounds 15.303 acres of land.

**NOTE:** All bearings recited herein are based on the Texas State Plane Coordinate System, South Central Zone 4203, NAD 1983.



## Deed Restrictions

1. No noxious, offensive, unsanitary, unsightly or unusually noisy activity or business may be carried upon any lot. Nothing shall be done thereon which may be considered a nuisance to adjoining lot owners. No lot shall be used as a dumping ground for rubbish, trash, cutting, leaves, garbage, junkyards or junked or inoperative motor vehicles or other waste of any kind. Each lot owner shall keep their lot clean and free of trash or rubbish at all times and shall regularly cut his grass. Dumping of anything onto lots is prohibited.
2. No building of any nature may be moved onto or re-erected on any lot.
3. No swine {pigs,hogs} shall be kept on the property.
4. No game roosters {fighting roosters} shall be kept on this property
5. No trailer, mobile home, manufactured home, motor home or recreational vehicle shall be used as a residence.
6. No residence shall be constructed upon this property with a living area of less than 1,800 square feet exclusive of attics, porches, garages, carports, unheated storerooms and other similar areas.
7. This property cannot be subdivided into lots less than five acre parcels and only one home per lot shall be allowed.
8. All lots shall be used for single family residential use only. A single family is defined as a group of persons related to one another by blood or marriage.
9. This property shall not be used as rental property for any purposes.
10. This property is subject to a 15 foot utility easement along the South side of highway 421.
11. The exterior of all residences shall be brick, vinyl or wood. Metal siding shall not be allowed on the exterior of residences.
12. This property cannot be used for commercialization of livestock.
13. Storage buildings, barns and other outbuildings shall not be unattractive and shall be properly maintained.
14. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten {10} years unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change said covenants in whole or part. No covenants herein may be changed, altered revised nor may additional covenants affecting subject property be added without the express written consent, approval and ratification of at least 90 per cent of the owners of said property and holders of valid security interest in said property.

15. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violating or to recover damages.
16. Invalidation of any one of these covenants by judgements or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

2022-124360  
CONNIE BECTON  
COUNTY CLERK  
2022 Mar 16 at 04:20 PM  
HARDIN COUNTY, TEXAS  
By: RS, DEPUTY

2020-107751  
GLENDA ALSTON  
COUNTY CLERK  
2020 Sep 23 at 08:04 AM  
HARDIN COUNTY, TEXAS  
By: RA, DEPUTY

STATE OF TEXAS COUNTY OF HARDIN  
I hereby certify that this instrument was filed on the  
date and time stamped hereby by me and was duly  
recorded in the Official Public Records of Hardin  
County Texas on

JUN 28 2006



*Glenda Alston*  
COUNTY CLERK,  
HARDIN CO. TEXAS

2/1  
HARDIN COUNTY, KOUNTZE, TX  
GLENDA ALSTON, COUNTY CLERK

06/28/2006 #2006-5530  
03:08:27PM B-1566 P-435