

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD

2022 APR 12 AM 11:47

**DATE:** April 12, 2022

**DEED OF TRUST:**

**Date:** September 1, 2021  
**Grantor:** Terina Marie Pickering  
**Beneficiary:** Texas Pines Properties, LLC, a Texas Limited Company  
**Trustee:** Elliott Moreton  
**Address:** P.O. Box 959, Edinburg, Texas 78540

CONNIE BECTON  
 COUNTY CLERK  
 HARDIN COUNTY, TEXAS  
 BY *Angela West*

**Recording Information:** Recorded under Document Number **119199** of the Official Records Hardin County, Texas  
**Property:** See Attached Exhibit "A"

**NOTE:**

**Date:** September 1, 2021  
**Amount:** \$77,400.00  
**Debtor:** Terina Marie Pickering  
**Holder:** Texas Pines Properties, LLC, a Texas Limited Liability Company

**Date of Sale of Property (first Tuesday of month):** May 3, 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.

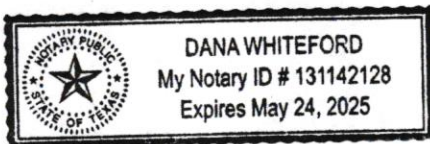
*Elliott Moreton*

**Elliott Moreton, Trustee**

THE STATE OF TEXAS  
COUNTY OF HARDIN

This instrument was acknowledged before me on this day **April 12, 2022** by **Elliott Moreton, Trustee**.

*Dana Whiteford*  
 \_\_\_\_\_  
 Notary Public, State of Texas



**METES AND BOUNDS DESCRIPTION  
LOTS 24 - 11.21 ACRE TRACT  
WILLIAM DUNBAR SURVEY  
ABSTRACT NUMBER 189  
HARDIN COUNTY, TEXAS**

Exhibit "A"

Being a 11.21 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 11.21 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** 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**, North 03 deg. 27 min. 54 sec. West, along the remainder of said 650.97 acre tract for a distance of 2,052.92 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**, North 61 deg. 59 min. 57 sec. West, along the South right-of-way line of said F.M. Highway 420 for a distance of 253.43 feet to a concrete monument found for corner;

**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 16.00 feet, a Chord Bearing of North 64 deg. 41 min. 50 sec. West and a Chord Distance of 16.00 feet to a 5/8-inch iron rod capped S&J found for corner;

**THENCE**, South 03 deg. 28 min. 01 sec. East, along the remainder of said 650.97 acre tract for a distance of 2,193.03 feet to a 1/4-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 230.11 feet to the **POINT OF BEGINNING** and containing 11.21 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\_Lot24  
01/28/21



2021-119198  
**GLENDAL ALSTON**  
**COUNTY CLERK**  
2021 September 28 at 01:18 PM  
**HARDIN COUNTY, TEXAS**  
BY AW. DEPUTY