

Notice of Foreclosure Sale

FILED FOR RECORD

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1. *Property to Be Sold.*

Field note description of a 0.997 acre tract of land, more or less, out of and a part of the Francisco Arriola League, Abstract Number 2 in Hardin County, Texas and being the same tract of 1 and called to be 0.996 acre that was conveyed to John Paul Priest and Doretha M. Priest by deed of record in Volume 1121, Page 103 of the Official Public Records of Hardin County, Texas. Said 0.997 acre tract of land being described as follows:

CONNIE SECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Beth Jo Hinson*

BEGINNING at a 1/4" iron rod found for the northwest corner of this tract and being in the south line of the called 2.00 acre tract described in the deed of record in Volume 815, Page 624 of the Deed Records of Hardin County, Texas and said corner being an ell corner in the north and east right of way line of Johnson Drive;

THENCE South 89° 32' 18" East (basis of bearings) with the north line of this tract and the south line of said 2.00 acre tract a distance of 200.02 feet (deed call N 88° 32' 18" E 199.97 feet) to a 1/4" iron rod found for the northeast corner of this tract and same being the southeast corner of said 2.00 acre tract and being in the west line of the called 2.67 acre tract of land described in the deed of record in Volume 902, Page 122 of the Deed Records of Hardin County, Texas;

THENCE South 00° 30' 44" East with the east line of this tract and the west line of said called 2.67 acre tract a distance of 217.68 feet (deed call S 00° 33' 26" E 217.68 feet) to a 1/4" iron rod found for the southeast corner of this tract and being the northeast corner of the tract described in the deed of record in Volume 1073, Page 122 of the Official Public Records of Hardin County, Texas;

THENCE North 88° 34' 00" West with the south line of this tract and the north line of said tract in Volume 1073, Page 122 a distance of 198.98 feet (deed call N 88° 30' 11" W 198.98 feet) to a 1/4" iron rod with cap stamped "SESCO" set for the southwest corner of this tract and same being the northwest corner of said tract in Volume 1073, Page 122 and being in the east right of way line of said Johnson Drive;

THENCE North 00° 47' 03" West with the east right of way line and the west line of this tract a distance of 217.80 feet (deed call N 00° 49' 12" W 217.80 feet) to the place of BEGINNING.

Said tract of land herein described contains 0.997 acre of land, more or less.

The bearings stated herein are based on the bearing of South 88° 32' 28" East for the north line of this tract as called for in the deed for same and as found monumented on the ground in this survey.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under Clerk's Document No. 2019-96796 of the Real Property Records of Hardin County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: December 6, 2022

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The sale will take place in the Hardin County Courthouse, 300 Monroe, Kountze, Texas 77625 or at the place that may be designated on the Date of Sale as the place for conducting such sale by the Commissioner's Court, Pursuant to Section 51.002 of the Texas Property Code.

If the beneficiary postpones, withdraws, or reschedules the sale for another day, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the Deed of Trust up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Traci S. Landreth, a Married Woman.

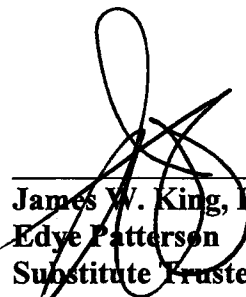
6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the Note in the original principal amount of \$97,000.00 dated May 15, 2019 executed by Traci S. Landreth payable to the order of 713 RE, LLC. 713 RE, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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

Dated: November 15, 2022



James W. King, Renee Roberts, Marc Henry,
Edye Patterson
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