

324 Pinewood Dr, Silsbee, TX 77656

FILED FOR RECORD  
2022 DEC 13 PM 2:01

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

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY: *Bette Jo Hinson*

**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: 02/07/2023

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hardin County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/13/2000 and recorded in the real property records of Hardin County, TX and is recorded under Clerk's File/Instrument Number 93292, Volume 1230, Page 882, with Brian E. Riley a/k/a Brian Riley aka B.E. Riley a/k/a B. Riley and Stacy D. Riley (grantor(s)) and Cornerstone Mortgage Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Brian E. Riley a/k/a Brian Riley aka B.E. Riley a/k/a B. Riley and Stacy D. Riley, securing the payment of the indebtedness in the original amount of \$79,346.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING A TRACT OR PARCEL OF LAND CONTAINING 0.26 ACRES OF LAND OUT OF AND A PART OF THE JACOB HILL LEAGUE, ABSTRACT 31, IN HARDIN COUNTY, TEXAS AND BEING OUT OF THE E.M. PREWITT 56.50 ACRE TRACT AND OUT OF AND A PART OF LOTS 4 AND 5, BLOCK 1 OF THE PREWITT SUBDIVISION NO. 2 AN UNRECORDED SUBDIVISION SAID 0.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO

AND MADE A PART HEREOF FOR ALL PURPOSES.

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.26 ACRES OF LAND OUT OF AND A PART OF THE JACOB HILL LEAGUE, ABSTRACT 31, IN HARDIN COUNTY, TEXAS AND BEING OUT OF THE E.M. PREWITT 56.50 ACRE TRACT AND OUT OF AND A PART OF LOTS 4 AND 5, BLOCK 1 OF THE PREWITT SUBDIVISION NO. 2 AN UNRECORDED SUBDIVISION SAID 0.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



4767657

BEGINNING AT A 3/8-INCH IRON ROD FOUND IN THE EAST LINE OF SAID JACOB HILL LEAGUE AND ALSO BEING IN THE EAST LINE OF LOT 5, BLOCK 1 OF SAID ADDITION AND ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO C. DUANE BECK AS RECORDED IN VOLUME 568, PAGE 427 OF THE DEED RECORDS OF HARDIN COUNTY TEXAS;

THENCE, NORTH 86 DEG. 36 MIN. 15 SEC. WEST, ALONG THE NORTH LINE OF SAID BECK TRACT FOR A DISTANCE OF 119.40 FEET (DEED=SOUTH 89 DEG. 43 MIN. 00 SEC. WEST, 119.80 FEET) TO A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS PINWOOD DRIVE;

THENCE, SOUTH 00 DEG. 14 MIN. 22 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PINWOOD DRIVE FOR A DISTANCE OF 100.99 FEET (DEED=SOUTH 01 DEG. 45 MIN. 00 SEC. EAST. 101.10 FEET) TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH S9 DEG. 43 MIN. 00 SEC. EAST, (BASIS OF BEARINGS) ALONG THE RESIDUE AT LOT 4 FOR A DISTANCE OF 116.30 FEET (DEED=116.65 FEET) TO A 3/8-INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 02 DEG. 00 MIN. 37 SEC. EAST, ALONG THE EAST LINE OF THE JACOB HILL LEAGUE FOR A DISTANCE OF 94.55 FEET (DEED=NORTH 00 DEG. 17 MIN. 00 SEC. WEST, 101.10 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

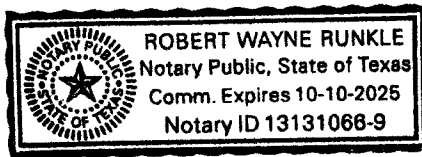
BANK OF AMERICA, N.A.  
5600 Granite Pkwy Bldg VII  
Plano, TX 75024

Tommy Jackson  
**SUBSTITUTE TRUSTEE**  
Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Liberty

Before me, the undersigned authority, on this day personally appeared Tommy Jackson as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of December, 2022.



Robert Runkle  
NOTARY PUBLIC in and for  
Liberty COUNTY  
My commission expires: 10/10/2025  
Print Name of Notary: Robert Runkle

#### CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-13-14 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: 12-13-22