

## **NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD

2023 MAY 11 AM 9:52

Pursuant to authority conferred upon me by that certain Deed of Trust to secure assumption executed by WILLIAM GRAVES, of Hardin County, Texas, dated January 17, 2023, and duly recorded in Instrument #2023-135104 of the Real Property Records of Hardin County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, June 6, 2023, that being the first Tuesday of said month, at public auction to the highest bidder for cash before the Courthouse door (specifically the entrance designated by the Commissioner's Court for foreclosure sales) of Hardin County, Texas, in Kountze, Texas, between the hours of 11:00 o'clock a.m. and 2:00 o'clock p.m. of that day, the following property, to-wit:

See Exhibit "A" attached herein and incorporated by reference in its entirety.

(Physical Address: 5610 Hob Warren Road, Sour Lake, TX 77659)

**EXECUTED** this 11<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
MEL W. SHELANDER

METES AND BOUNDS DESCRIPTION  
7.68 ACRE TRACT  
ISAAC BRIDGE SURVEY  
ABSTRACT NUMBER 127  
HARDIN COUNTY, TEXAS

KNOWN AS TRACTS 4 & 5

Being a tract or parcel containing 7.68 acres of land out of and a part of the Isaac Bridge Survey, Abstract Number 127, Hardin County, Texas, and also being out of and a part of a 402.319 acre tract recorded in Volume 1307, Page 685, Official Public Records of Hardin County, Texas, said 7.68 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod capped Access found in the North right-of-way line of a public road known as Hob Warren Road and being South 72 deg. 51 min. 22 sec. East a distance of 296.93 feet from a 1/4-inch iron rod capped Access found at the intersection of the North right-of-way line of said Hob Warren Road and the East right-of-way line of a public road known as Breau Road, said 1/4-inch iron rod having a State Plane Coordinate value of Y=10,088,366.14 and X=4,165,904.51;

THENCE, North 03 deg. 23 min. 26 sec. West, along the residue of said 402.319 acre tract for a distance of 510.29 feet (deed = 510.83 feet) to a 1/4-inch iron rod capped Access found in the South line of a 410.39 acre tract recorded in Volume 836, Page 148, Official Public Records of Hardin County, Texas and the South line of the T. & N.O. R.R. Survey, Abstract Number 477 and the North line of said 402.319 acre tract and said Isaac Bridge Survey;

THENCE, North 86 deg. 52 min. 28 sec. East, along the South line of said 410.39 acre tract and said T. & N.O. R.R. Survey and the North line of said 402.319 acre tract and said Isaac Bridge Survey for a distance of 297.32 feet (deed = 297.45 feet) to a 1/4-inch iron rod found for corner;

THENCE, North 86 deg. 47 min. 55 sec. East, along the South line of said 410.39 acre tract and said T. & N.O. R.R. Survey and the North line of said 402.319 acre tract and said Isaac Bridge Survey for a distance of 249.97 feet (deed = 250.00 feet) to a 1/4-inch iron rod capped Access found for corner;

THENCE, South 03 deg. 23 min. 23 sec. East, along the residue of said 402.319 acre tract for a distance of 713.34 feet (deed = 713.52 feet) to a 1/4-inch iron rod capped Access found in the North right-of-way line of said Hob Warren Road;

THENCE, North 72 deg. 48 min. 56 sec. West, along the North right-of-way line of said Hob Warren Road for a distance of 266.91 feet (deed = 266.99 feet) to a 1/4-inch iron rod capped Access found for corner;

THENCE, North 72 deg. 50 min. 49 sec. West, along the North right-of-way line of said Hob Warren Road for a distance of 317.59 feet (deed = 317.66 feet) to the POINT OF BEGINNING and containing 7.68 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.

17-028  
01/24/17

EXHIBIT "A"  
HOOKS TITLE & ABSTRACT COMPANY  
OF NO. 59909  
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