

Texas Pines Properties, LLC, a Texas Limited Liability Company

2810 N. Closner Blvd.

Edinburg, TX 78541

(956) 383-0868

Notice of Acceleration

February 14, 2023

**Kimberly Ann Vickery/TPP012-13B
5564 FM 943 Rd
Kountze, Texas 77625**

**CMRRR # 7020 0090 0000 0458 5004
AND FIRST CLASS MAIL**

Re: Real Estate Lien Note dated **June 1, 2021**, executed by **Kimberly Ann Vickery**, payable to the order of **Texas Pines Properties, LLC, a Texas Limited Liability Company**, in the original principal sum of **\$154,800.00**.

Dear **Kimberly Ann Vickery**

Because of the failure to cure the default under the referenced loan documents, the mortgagee has accelerated the maturity of the note.

Demand is made for the payment of all unpaid principal and all accrued but unpaid interest. Please contact the undersigned for the current payoff information.

If the amount due is not paid, the mortgagee intends to foreclose the lien under the loan documents in accordance with the enclosed Notice of Trustee's Sale.

I am attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with federal law.

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 written notice of the active duty military service to the sender of this notice immediately.

If you have any questions, please consult your legal counsel.

Sincerely yours,



Elliott Moreton, Trustee

Enclosure

FILED FOR RECORD

2023 FEB 14 PM 12:08

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY Brandi Jones

NOTICE OF TRUSTEE'S SALE

DATE: February 14, 2023

DEED OF TRUST:

Date: June 1, 2021
Grantor: Kimberly Ann Vickery
Beneficiary: Texas Pines Properties, LLC, a Texas Limited Liability Company
Trustee: Elliott Moreton
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Recorded under Document Number **116830** of the Official Records Hardin County, Texas

Property: As Described in Exhibit 'A' hereto attached

NOTE:

Date: June 1, 2021
Amount: \$154,800.00
Debtor: Kimberly Ann Vickery
Holder: Texas Pines Properties, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): March 7, 2023

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.



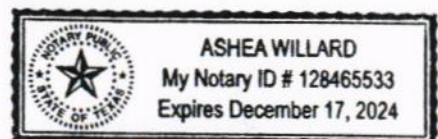
Elliott Moreton, Trustee

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on this day **February 14, 2023** by **Elliott Moreton, Trustee**.



Notary Public, State of Texas



METES AND BOUNDS DESCRIPTION
LOTS 12-13 - 19.56 ACRE TRACT
HIRAM HERRINGTON SURVEY
ABSTRACT NUMBER 809
HARDIN COUNTY, TEXAS

Exhibit 'A'

Being a 19.56 acre tract of land in a part of the Hiram Herrington Survey, Abstract Number 809 in Hardin County, Texas, and being part of a 650.97 acre tract recorded in Clerk File No. 2019-97103, Official Public Records of Hardin County, Texas, said 19.56 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a Kirby concrete monument stamped "S.W. Cor. J.D. Kennedy 1-87" found at the Southwest corner of the John D. Kennedy Survey, Abstract No. 354 and being the most Westerly Southwest corner of said 650.97 acre tract and being the Southeast corner of a 40.00 acre tract recorded in Volume 958, Page 383, Official Public Records of Hardin County, Texas, and being in the North line of a 40.00 acre tract recorded in Clerk File No. 2020-102888, Official Public Records of Hardin County, Texas, said concrete monument having a State Plane Coordinate value of Y=10178582.29 and X=4177268.05;

THENCE, North 85 deg. 26 min. 18 sec. East, along the North line of said 40.00 acre tract and the North line of a 56.54 acre tract recorded in Volume 1663, Page 885, Official Public Records of Hardin County, Texas and the North line of a 20.00 acre tract recorded in Volume 833, Page 212, Official Public Records of Hardin County, Texas for a distance of 2,700.00 feet (record = North 88 deg. 31 min. 13 sec. East) to a 1/2-inch iron rod capped BLINE RPLS 2512 set for corner;

THENCE, North 03 deg. 34 min. 14 sec. West, along the remainder of said 650.97 acre tract for a distance of 936.06 feet to a 1/2-inch iron rod capped BLINE RPLS 2512 set for the POINT OF BEGINNING of the 19.56 acre tract herein described;

THENCE, North 03 deg. 33 min. 30 sec. West, along the remainder of said 650.97 acre tract for a distance of 1,585.15 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 28 deg. 19 min. 16 sec. East, along the South right-of-way line of said F.M. Highway 420 for a distance of 234.29 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 right with a Radius of 1,432.39 feet, an Arc Length of 368.03 feet, a Chord Bearing of North 35 deg. 43 min. 44 sec. East and a Chord Distance of 367.02 feet to a concrete monument found for corner;

THENCE, North 43 deg. 23 min. 02 sec. East, along the South right-of-way line of said F.M. Highway 420 for a distance of 201.76 feet to a 5/8-inch iron rod capped S & J found for corner;

THENCE, South 03 deg. 35 min. 52 sec. East, along the remainder of said 650.97 acre tract for a distance of 1,716.18 feet to a 5/8-inch iron rod capped S & J for corner;

THENCE, South 42 deg. 19 min. 22 sec. West, along the remainder of said 650.97 acre tract for a distance of 703.30 feet to the POINT OF BEGINNING and containing 19.56 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, Lot 12-13
01/28/21

2021-116830
GLENDA ALSTON
COUNTY CLERK
2021 Jul 14 at 10:28 AM
HARDIN COUNTY, TEXAS
By: AM, DEPUTY

