

Pulpwood Investments, LLC, a Texas Limited Liability Company

2810 N. Closner Blvd.

Edinburg, TX 78541

(956) 383-0868

FILED FOR RECORD

2023 FEB 14 PM 12:08

CONNIE BECTON
COUNTY CLERK
HARRIS COUNTY, TEXAS
BY *Brandi*

Notice of Acceleration

February 14, 2023

**Regina Michelle Hammac/PM007
472 Highway 108 West
Sulphur LA 70665**

**CMRRR # 7020 0090 0000 0458 4953
AND FIRST CLASS MAIL**

Re: Real Estate Lien Note dated **October 22, 2021**, executed by **Regina Michelle Hammac**, payable to the order of **Pulpwood Investments, LLC, a Texas Limited Liability Company**, in the original principal sum of **\$66,400.00**.

Dear **Regina Michelle Hammac**,

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 Substitute 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

Elliott Moreton, Substitute Trustee

Enclosure

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 14, 2023

DEED OF TRUST:

Date: October 22, 2021
Grantor: Regina Michelle Hammac
Beneficiary: Pulpwood Investments, LLC, a Texas Limited Liability Company
Substitute Trustee: Elliott Moreton
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Recorded under Document Number **120881** of the Official Records Hardin County, Texas

Property: As Described in Exhibit 'A' hereto attached

NOTE:

Date: October 22, 2021
Amount: \$66,400.00
Debtor: Regina Michelle Hammac
Holder: Pulpwood Investments, LLC, a Texas Limited Liability Company

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

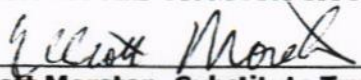
Earliest Time of Sale of Property: 10 AM

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.

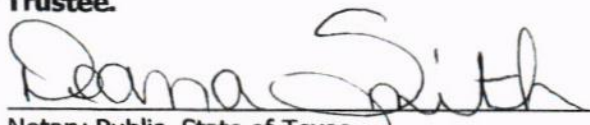
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



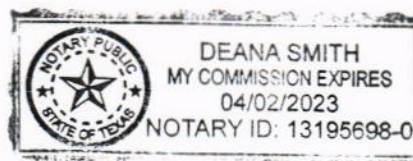
Elliott Moreton, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF Hardin

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



Notary Public, State of Texas



**TRACT 7
5.000 ACRES**

Exhibit "A"

Being a 5.000 acre tract of land, more or less, in the John A. Christie Survey, H. T. & B. R. R. Section Number 288, Abstract Number 545 in Hardin County, Texas, being out of that 42.429 acre tract conveyed from The Carol A Corbin Inheritance Trust, The Fletcher Paul Andruet Inheritance Trust and the Timothy Dean Andruet Inheritance Trust to Pulpwood Investments, LLC in deed dated August 23, 2019 and recorded under Clerk's File Instrument Number 2019-97647 in Volume 2170, Page 222 of the Official Public Records of Hardin County, Texas, with said 5.000 acre tract being described as follows, to wit:

COMMENCING at a ½ inch iron rod with a cap stamped "SOUTEX" found for the most southerly southwest corner of said 42.429 acre tract and being the southeast corner of that called 18.00 acre tract conveyed to Richard Gowan and Tammy Gowan in deed recorded under Clerk's File Instrument Number 2017-74574 of the Official Public Records of Hardin County, Texas, and being in the north right of way line of F. M. Highway 1003;

THENCE North 73° 49' 19" East with the most southerly south line of said 42.429 acre tract and north right of way line of F. M. Highway 1003 a distance of 239.99 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the place of BEGINNING, being the southwest corner of this tract and the southeast corner of Tract 8, a 5.000 acre tract out of said 42.429 acre tract;

THENCE North 03° 29' 57" West with the west line of this tract and the east line of said Tract 8 a distance of 927.20 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northwest corner of this tract and the northeast corner of said Tract 8 and in the south line of Tract 4, a 5.000 acre tract out of said 42.429 acre tract.

THENCE North 86° 30' 03" East with the north line of this tract and the south line of said Tract 4 a distance of 242.06 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract and being the northwest corner of Tract 5, a 4.933 acre tract out of said 42.429 acre tract,

THENCE South 03° 29' 57" East with the east line of this tract and the west line of said Tract 5, at 375.36 feet a ½ inch iron rod with a cap stamped "SESCO" set for the southwest corner of said Tract 5 and the northwest corner of Tract 6B, a 2.400 acre tract out of said 42.429 acre tract, continuing on the same course for a total distance of 872.75 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the southeast corner of this tract, same being the southwest corner of said Tract 6B and being in the most southerly south line of said 42.429 acre tract and the north right of way line of F. M. Highway 1003;

THENCE South 73° 49' 19" West with the south line of this tract and the most southerly south line of said 42.429 acre tract and north right of way line of said F.M. Highway 1003 a distance of 248.11 feet to the place of BEGINNING

There is a 30 foot by 30 foot driveway easement located at the southwest corner of this tract and the southeast corner of said Tract 8, the easement begins at said corner and extends 30 feet along the west line of this tract and east line of said Tract 8 and is 15.00 feet on either side of said line and shall be used for access to this tract and said Tract 8 from F. M. Highway 1003.

Said tract of land herein described contains 5.000 acres of land, more or less. Surveyed in January 2021

The bearing in the description above are based on the Texas State Plane Coordinate System for the Texas Central Zone, NAD 1983.

2021-120881
GLENDAL ALSTON
COUNTY CLERK
2021 Nov 19 at 10:24 AM
HARDIN COUNTY, TEXAS
By: AW, DEPUTY