

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

Joe Aaron Peavy & Rebecca Sue Ann Peavy/TPP02
230 Southland Dr
Lumberton Tx 77657

CMRRR # 7020 0090 0000 0458 7510
AND FIRST CLASS MAIL

FILED FOR RECORD

2023 FEB 14 PM 12:07

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Bianca Jones*

Re: Real Estate Lien Note dated **January 15, 2021**, executed by **Joe Aaron Peavy & Rebecca Sue Ann Peavy**, payable to the order of **Texas Pines Properties, LLC, a Texas Limited Liability Company**, in the original principal sum of **\$77,400.00**.

Dear **Joe Aaron Peavy & Rebecca Sue Ann Peavy**

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

Elliott Moreton, Trustee

Enclosure

NOTICE OF TRUSTEE'S SALE

DATE: February 14, 2023

DEED OF TRUST:

Date: January 15, 2021
Grantor: Joe Aaron Peavy & Rebecca Sue Ann Peavy
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 **112561** of the Official Records Hardin County, Texas

Property: As Described in Exhibit 'A' hereto attached

NOTE:

Date: January 15, 2021
Amount: \$77,400.00
Debtor: Joe Aaron Peavy & Rebecca Sue Ann Peavy
Holder: Texas Pines Properties, LLC, a Texas Limited Liability Company

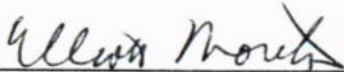
Date of Sale of Property (first Tuesday of month): March 7, 2023

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.

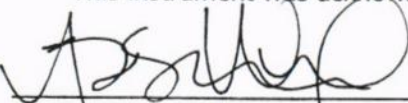
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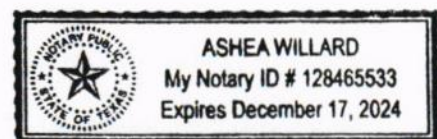
Elliott Moreton, Trustee

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
LOT 2 - 10.33 ACRE TRACT
JOHN D. KENNEDY SURVEY
ABSTRACT NUMBER 354
HARDIN COUNTY, TEXAS

EXHIBIT "A"

Being a 10.33 acre tract of land in a part of the John D. Kennedy Survey, Abstract Number 354, Hardin County, Texas, and being part of a 650.97 acre tract recorded in Clerk File No. 2019-97105, Official Public Records of Hardin County, Texas, said 10.33 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 said Abstract 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 for a distance of 200.00 feet (record - North 88 deg. 31 min. 13 sec. East) to a 5/8-inch iron rod capped S&J found for the POINT OF BEGINNING of the 10.33 acre tract herein described;

THENCE, North 03 deg. 33 min. 42 sec. West, along the remainder of said 650.97 acre tract for a distance of 1,873.77 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, along the South right-of-way line of said F.M. Highway 420 and a curve to the left with a Radius of 576.96 feet, an Arc Length of 278.71 feet, a Chord Bearing of South 68 deg. 29 min. 46 sec. East and a Chord Distance of 276.01 feet to a 5/8-inch iron rod capped S&J found for corner;

THENCE, South 03 deg. 33 min. 36 sec. East, along the remainder of said 650.97 acre tract for a distance of 1,752.47 feet to a 5/8-inch iron rod capped S&J found in the North line of said 40.00 acre tract;

THENCE, South 85 deg. 26 min. 18 sec. West, along the North line of said 40.00 acre tract for a distance of 250.00 feet (record - South 88 deg. 31 min. 13 sec. West) to the POINT OF BEGINNING and containing 10.33 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_Lot2
01/28/21



2021-112562
GLENDA ALSTON
COUNTY CLERK
2021 Mar 16 at 02:07 PM
HARDIN COUNTY, TEXAS
By: RS, DEPUTY