

FILED FOR RECORD

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2024 OCT 15 PM 1:13

**DATE: October 15, 2024**

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Egn Fullmer*

**DEED OF TRUST:**

**Date:** December 13, 2022  
**Grantor:** Andres Segundo  
**Beneficiary:** Hardin County Investments II, LLC, a Texas Limited Liability Company  
**Substitute Trustee:** Elliott Moreton  
**Address:** P.O. Box 959, Edinburg, Texas 78540

**Recording Information:** Recorded under Document Number 2022-132302 of the Official Records Hardin County, Texas

**Property:** As Described in Exhibit 'A' hereto attached

**NOTE:**

**Date:** December 13, 2022  
**Amount:** \$63,000.00  
**Debtor:** Andres Segundo  
**Holder:** Hardin County Investments II, LLC, a Texas Limited Liability Company

**Date of Sale of Property (first Tuesday of month): November 5, 2024**

**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.

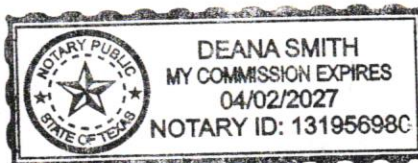
*Elliott Moreton*

**Elliott Moreton, Substitute Trustee**

THE STATE OF TEXAS  
COUNTY OF Hardin

This instrument was acknowledged before me on this day **October 15, 2024** by **Elliott Moreton, Substitute Trustee.**

*Deana Smith*  
Notary Public, State of Texas



**METES AND BOUNDS DESCRIPTION**

**12.81 ACRE TRACT**

**B. B. & C. R.R. COMPANY SURVEY**

**ABSTRACT NUMBER 110**

**TRACT NUMBER 12**

**HARDIN COUNTY, TEXAS**

Being a 12.81 acre tract of land in and a part of the B. B. & C. R.R. Company Survey, Abstract Number 110 Hardin County, Texas and also being a part of a called 219.00 acre tract of land as recorded in Volume 1754, Page 928, of the Official Public Records of Hardin County, Texas, said 12.81 acre tract being more particularly described by metes and bounds as follows;

**BEGINNING** at a concrete monument stamped H-961 found for corner, said concrete monument is located at the Southeast corner of said Abstract Number 110, said concrete monument is also located on the North line of a called 13.98 acre tract of land as recorded in Volume 1282, Page 566, of the Official Public Records Hardin County, Texas, said concrete monument has a State Plane Coordinate Value of N= 10115420.58 and E= 4149777.47;

**THENCE**, South 86 deg. 48 min. 45 sec. West, along the said North line of the called 13.98 acre tract of land, for a distance of 317.00 feet to a 1/2" iron rod capped BLS 2512 set for corner, said 1/2" iron rod is located at the Southeast corner of a 12.88 Acre tract called Tract 13, surveyed this day by B-Line Surveyors, Inc.;

**Thence**, North 03 deg. 19 min. 06 sec. West, along the East line of the said called Tract Number 13, at 1731.96 feet pass a 1/2" iron rod capped BLS 2512 set for reference on the South line of a 60 feet wide access easement, continuing for a total distance of 1762.96 feet to a point for corner on the centerline of the said 60 feet wide access easement;

**THENCE**, North 89 deg. 41 min. 03 sec. East, along the said centerline of the 60 feet wide access easement, for a distance of 323.73 feet to a point for corner;

**THENCE**, South 03 deg. 09 min. 04 sec. East, at 30.08 feet pass a 1/2" iron rod capped BLS 2512 set for reference on the South line of the said 60 feet wide access easement, continuing for a total distance of 65.20 feet to a 1/2" iron rod capped BLS 2512 set for corner;

**THENCE**, South 02 deg. 29 min. 14 sec. East, along the West line of a called 1.249 acre tract of land as recorded in File Number 2019-95539 of the Official Public Records Hardin County, Texas, for a distance of 420.28 feet to a 1/4" iron rod found for corner, said 1/4" iron rod is located at the Northwest corner of a called 10.044 acre tract of land as recorded in File Number 2019-93297 of the Official Public Records Hardin County, Texas;

**THENCE**, South 03 deg. 19 min. 06 sec. East, along the West line of the said called 10.044 acre tract, for a distance of 1260.45 feet to the POINT OF BEGINNING and containing 12.81 acres of land.

EXHIBIT "A"  
HOOKS TITLE & ABSTRACT COMPANY  
GF NO. H 109060  
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