

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: February 22, 2017, Recorded in 2017-76190, "*Deed of Trust*" in the Deed Records of Hardin County, Texas.

Trustee: Bill Beggs, Deceased

Substitute Trustee: Victoria Vaughan Laine, Attorney at Law, Address: 1045 Redwood, Kountze, Texas 77625

Grantors: Susana Ramo Delgado Raya and Monica Ramos

Mortgagees: Violet Brown and Roy G. Brown Sr. (hereafter "Lenders")

Recording Information: 2017-76190, Deed of Trust of the real property records of Hardin County, Texas.

Property Address: 4405 Laird Road, Kountze, Texas 77625

Legal Description: Being all that certain tract or parcel of land lying and situated in Hardin County, Texas, out of the J.R. Marsh and M.J. Flynn Survey, A-914 and being all of Lot 4, Block 3, Section 2; Lot 5, Block 3, Section 2; and Lot 4, Block 1, Section 3 of TIMBERLANE ESTATES as recorded in Volume 3, Page 42, of the Plat Records of Hardin County, Texas, to which reference is hereby made and said tract being more particularly described by metes and bounds as follows, to-wit:

See Exhibit "A" for more metes and bounds.

Note Secured by Deed of Trust: Recorded in Instrument Number: 2017-76190, Deed of Trust of the real property records of Hardin County, Texas.

(The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: February 22, 2017

Original Principal Amount: \$45,000,000.00

Makers: Susana Ramo Delgado Raya and Monica Ramos

Lenders: Violet Brown and Roy G. Brown Sr.

FILED FOR RECORD
2024 AUG 29 PM 12:30
CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *jaedjune*

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Released Property: None

Sale Location: Hardin County Courthouse, First Floor, between the Tax Assessors Office and the County Clerk's Office.

**Hardin County Courthouse
300 Monroe St.
Kountze, Texas 77625**

Sale Date: Tuesday, October 1, 2024

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 a.m., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lenders, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lenders directed the Substitute Trustee to administer the trust provisions.

The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Lenders to foreclose and sell the property, as described in Lenders' right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.