

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD

**DATE: 9/10/2024**

2024 SEP 10 AM 11:18

**DEED OF TRUST:**

**Date:** 02/15/2024  
**Grantor:** SANDRA NICHOLE HOLLY  
**Beneficiary:** TEXAS PINES PROPERTIES, a Texas limited liability company  
**Trustee:** Elliott Moreton  
**Address:** P.O. Box 959, Edinburg, Texas 78540  
**Recording Information:** Recorded under Document Number Inst No. 2024-142383 of the Official Records HARDIN County, Texas  
**Property:** TRACT 06, TEXAS PINES PROPERTIES See Exhibit "A" HARDIN County, Texas according to the map or plat thereof recorded as Document Number , Official Records of HARDIN County, Texas

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
*[Signature]*

**NOTE:**

**Date:** 02/15/2024  
**Amount:** \$239,500.00  
**Debtor:** SANDRA NICHOLE HOLLY  
**Holder:** TEXAS PINES PROPERTIES, a Texas limited liability company

**Date of Sale of Property (first Tuesday of month): 10/1/2024**  
**Earliest Time of Sale of Property: 10:00 AM CST**  
**Place of Sale of Property (Including county):** The HARDIN County Administrative Building, located at 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.

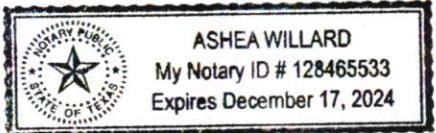
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of the armed forces of the United States, please send a written notice of the active military service to the sender of this notice immediately.

*[Signature: Elliott Moreton]*  
Elliott Moreton, Trustee

THE STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on this day 9/10/2024 By Elliott Moreton, Trustee.

*[Signature]*  
Notary Public, State of Texas



METES AND BOUNDS DESCRIPTION  
LOT 6 - 9.40 ACRE TRACT  
JOHN D. KENNEDY SURVEY  
ABSTRACT NUMBER 354  
HARDIN COUNTY, TEXAS

# EXHIBIT 'A'

Being a 9.40 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 9.40 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 and the North line of a 56.54 acre tract recorded in Volume 1663, Page 885, Official Public Records of Hardin County, Texas for a distance of 1,200.00 feet (record = North 88 deg. 31 min. 13 sec. East) to a 1/2-inch iron rod capped RPLS 2512 set for the POINT OF BEGINNING of the 9.40 acre tract herein described;

THENCE, North 03 deg. 33 min. 22 sec. West, along the remainder of said 650.97 acre tract for a distance of 1,667.67 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, South 81 deg. 28 min. 25 sec. East, along the South right-of-way line of said F.M. Highway 420 for a distance of 255.96 feet to a 5/8-inch iron rod capped S&J found for corner;

THENCE, South 03 deg. 32 min. 40 sec. East, along the remainder of said 650.97 acre tract for a distance of 1,609.70 feet to a 5/8-inch iron rod capped S&J found in the North line of said 56.54 acre tract;

THENCE, South 85 deg. 26 min. 18 sec. West, along the North line of said 56.54 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 9.40 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\_Lot6  
01/28/21



2024-147011  
CONNIE BECTON  
COUNTY CLERK  
2024 Sep 10 at 11:19 AM  
HARDIN COUNTY, TEXAS  
By: EF, DEPUTY