

FILED FOR RECORD

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE BY FORECLOSURE**

2024 AUG 12 AM 11:45

Notice is hereby given of a public nonjudicial foreclosure sale.

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Chryanne Sa*

1. Property To Be Sold. See Exhibit "A" attached hereto and incorporated herein for all purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: September 3, 2024

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Hardin County Courthouse, 300 W. Monroe Street, Kountze, Texas 77625, in the Commissioner's Courtroom or other area designated by the Hardin County Commissioner's Court for conducting public nonjudicial real estate foreclosure sales pursuant to Section 51.002 of the Texas Property Code. If no place is designated by the Commissioner's Court, the foreclosure sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

As allowed or permitted by applicable law, or the Deed of Trust, the beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.