

25TX267-0549  
86 LINDSEY ROAD, SILSBEE, TX 77656

FILED FOR RECORD

2025 SEP 25 PM 3:11

**NOTICE OF FORECLOSURE SALE**

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS

*Cherry*

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated May 7, 2008 and recorded on May 9, 2008 as Instrument Number 2008-3595 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information:

November 04, 2025, at 10:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by BRANDON BEAN secures the repayment of a Note dated May 7, 2008 in the amount of \$59,073.00. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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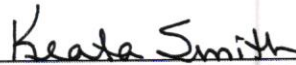
Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Amy Oian, Amy Beaulieu, Matthew Hansen, Jami Grady, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks, Angie Brooks, Kyle Barclay, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Angie Smith, Xome Inc. and Tejas Corporate Services, LLC, Dustin George

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Pachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Amy Oian, Amy Beaulieu, Matthew Hansen, Jami Grady, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Tommy Jackson, Keata ✓ Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks, Angie Brooks, Kyle Barclay, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Angie Smith, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 25<sup>th</sup> day of September, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

## EXHIBIT "A"

Legal Description: 0.4517 Acre Tract or Parcel of Land  
D.F. Singleton Survey, Abstract No. 900  
Hardin County, Texas

**BEING** a 0.4517 acre tract or parcel of land situated in the D.F. Singleton Survey, Abstract No. 900, Hardin County, Texas and being out of and part of that certain called 4.62 acre tract of land as described in a deed from H.A. Richardson and wife, Alma Richardson to A.E Read and Annie Maxine Read as recorded in Volume 170, Page 329, Deed Records, Hardin County, Texas and also being all of that certain tract of land as described in a "Warranty Deed with Vendor's Lien" from Richard Gordon and Tamara Charline Gordon Murphy to Chad W. Bean and Kati Kelly as recorded in Book 1381, Page 423, Official Public Records, Hardin County, Texas, said 0.4517 acre tract being more particularly described as follows:

*NOTE: All bearings are based on the South line of that certain called 1.017 acre tract of land as recorded in Volume 1025, Page 737, Official Public Records, Hardin County, Texas as SOUTH 89°58'43" EAST. All set 5/8" iron rods set with a cap stamped "M.W. Whiteley & Associates".*

**BEGINNING** at a 1/2" iron pipe found for the Southwest corner of the tract herein described, said corner also being the Southeast corner of that certain tract of land as described in an "Administrator's Deed" from Murray P. Cato, Administrator of the Estate of Leonard Benjamin Pace, Deceased to Val Hickman as recorded in Book 1482, Page 726, Official Public Records, Hardin County, Texas, and said corner being in the North right-of-way line of Lindsey Road (also known as Lindsey Drive);

**THENCE** NORTH 00°59'41" WEST, for the boundary between the tract herein described and the said Hickman tract, for a distance of 199.58 feet to a 5/8" iron rod set for corner, said corner being the Northeast corner of the said Hickman tract and in the South line of that certain called 1.017 acre tract of land as described in a "Warranty Deed" from Walter G. Lewis and wife, Geraldine Lewis to Virgil A. Watts and wife, Mary Katherine Watts as recorded in Volume 1025, Page 737, Official Public Records, Hardin County, Texas, and said corner bears NORTH 89°57'01" EAST a distance of 55.73 feet from a 1/2" iron rod found for the Southwest corner of the said 1.017 acre Watts tract;

**THENCE** NORTH 89°57'01" EAST, for the boundary between the tract herein described and the said 1.017 acre Watts tract, for a distance of 98.60 feet to a 5/8" iron rod set for corner, said corner being an angle point in the South line of the said 1.017 acre Watts tract and being the Northwest corner of the remainder of that certain tract of land as described in a "Warranty Deed with Vendor's Lien" from Frank L. McClanahan, Jr. and wife, Neoma McClanahan to Jerry Wayne McClanahan as recorded in Volume 824, Page 130, Deed Records, Hardin County, Texas and from said corner an axle (bent) found for the Southeast corner of the said 1.017 acre Watts tract bears SOUTH 89°58'43" EAST a distance of 150.03 feet;

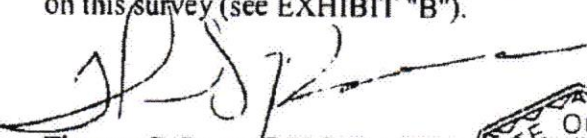
HARDIN COUNTY, KOUNTZE, TX  
GLENDA ALSTON, COUNTY CLERK

05/09/2008 #2008-3595  
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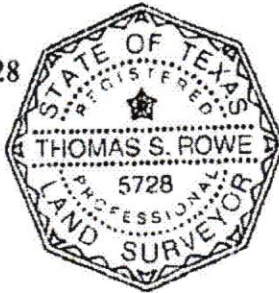
THENCE SOUTH 00°59'41" EAST, for the boundary between the tract herein described and the said Jerry Wayne McClanahan tract, and that certain tract of land as described in a deed from Willard Alfred Collier and wife, Jaunice Dixon Collier to Doyle J. Brown and wife, Edna E. Brown as recorded in Volume 626, Page 605, Deed Records, Hardin County, Texas, for a distance of 199.58 feet to a 5/8" iron rod set for corner, said corner being the Southwest corner of the said Brown tract and in the North right-of-way line of Lindsey Road;

THENCE SOUTH 89°57'01" WEST, along and with the North right-of-way line of Lindsey Road, for a distance of 98.50 feet to the **POINT OF BEGINNING** and containing 0.4517 ACRES, more or less.

Surveyed on March 19, 2008. This legal description is being submitted along with a plat based on this survey (see EXHIBIT "B").

  
Thomas S. Rowe, RPLS No. 5728

W: 2008 08-231 08-231 m&h.doc



STATE OF TEXAS COUNTY OF HARDIN  
I hereby certify that this instrument was filed on the  
date and time stamped hereby by me and was duly  
recorded in the Official Public Records of Hardin  
County Texas on

MAY 09 2008



  
COUNTY CLERK,  
HARDIN CO., TEXAS

HARDIN COUNTY, KOUNTZE, TX  
GLENDA ALSTON, COUNTY CLERK

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