

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 11, 2025

FILED FOR RECORD

2025 AUG 11 PM 1:13

Deed of Trust

Date: April 3, 2024
Grantor: Otis Stone, Sr. and Angela Denise Jefferson
Grantor's County: Hardin
Beneficiary (or Holder): Texas Pines Properties, LLC
Trustee: Elliott Moreton
Substitute Trustee: Patrick Moore or Aaron Alaniz or Elliot Moreton
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147
Recording Information: Document Number 2024-143381 in the Official Records, Hardin County, Texas
Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Edw. Turner*

Note

Date: April 3, 2024
Amount: \$188,000.00
Debtor: Otis Stone, Sr. and Angela Denise Jefferson
Holder: Texas Pines Properties, LLC
Date of Sale of Property: September 2, 2025
Earliest Time of Sale of Property: 10:00 A.M.
Place of Sale of Property: The Hardin County Administrative Building, located at The County Courthouse, 300 W Monroe St. Kountze, TX 77625, the place specified for foreclosure sales by the Commissioner's Court of Hardin County, Texas.

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 at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

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.

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.

Elliott Moreton
Elliott Moreton, Substitute Trustee

METES AND BOUNDS DESCRIPTION
LOT 5 - 9.71 ACRE TRACT
JOHN D. KENNEDY SURVEY
ABSTRACT NUMBER 354
HARDIN COUNTY, TEXAS

Being a 9.71 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 9.71-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 for a distance of 950.00 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 9.71 acre tract herein described;

THENCE, North 03 deg. 33 min. 25 sec. West, along the remainder of said 650.97 acre tract for a distance of 1,715.60 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, along the South right-of-way line of said F.M. Highway 420 and a curve to the right with a Radius of 2,291.83 feet, an Arc Length of 198.87 feet, a Chord Bearing of South 83 deg. 55 min. 41 sec. East and a Chord Distance of 198.80 feet to a TxDot concrete monument found for corner;

THENCE, South 82 deg. 45 min. 32 sec. East, along the South right-of-way line of said F.M. Highway 420 for a distance of 54.96 feet to a 5/8-inch iron rod capped S&J found for corner;

THENCE, South 03 deg. 33 min. 22 sec. East, along the remainder of said 650.97 acre tract for a distance of 1,667.67 feet to a 1/2-inch iron rod capped RPLS 2512 set in the North line of a 56.54 acre tract recorded in Volume 1663, Page 885, Official Public Records of Hardin County, Texas;

THENCE, South 85 deg. 26 min. 18 sec. West, along the North line of said 56.54 acre tract and said 40.00 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 9.71 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_Lot5
 01/28/21

2024-143381
 CONNIE BECTON
 COUNTY CLERK
 2024 Apr 11 at 10:17 AM
 HARDIN COUNTY, TEXAS
 By: CB, CLERK

