

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2025 AUG 11 PM 1:12

Date: August 11, 2025

Deed of Trust

Date: January 26, 2024  
Grantor: Dennis Ray Hixson Jr. and Nancy Pagel Hixson  
Grantor's County: Hardin  
Beneficiary (or Holder): Texas Pines Properties, LLC  
Trustee: Elliott Moreton  
Substitute Trustee: Patrick Moore or Aaron Alaniz or Elliot Morteon  
701 E. Expwy. 83, Suite 330  
McAllen, Texas 78501-1147  
Recording Information: Document Number 2024-142348 in the Official Records, Hardin County, Texas  
Property: See Exhibit "A and B" attached hereto and incorporated herein for all purposes.

Note

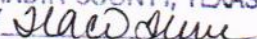
Date: January 26, 2024  
Amount: \$95,000.00  
Debtor: Dennis Ray Hixson Jr. and Nancy Pagel Hixson  
Holder: Texas Pines Properties, LLC  
Date of Sale of Property: September 2, 2025  
Earliest Time of Sale of Property: 10:00 A.M.  
Place of Sale of Property: The Hardin County Administrative Building, 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 Morteon, Substitute Trustee

DONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY 



**AW&C**  
ARCENEUX WILSON & COLE  
engineering | surveying | planning

## EXHIBIT A

### TRACT 17

**DESCRIPTION OF A 12.035 ACRES TRACT OF LAND IN THE  
THE WILLIAM DUNBAR SURVEY, ABSTRACT No. 189  
HARDIN COUNTY, TEXAS**

Being a 12.035 acres tract of land in the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and being a portion of that certain tract of land (called "651.084 acres"), described in that certain instrument to Texas Pines Properties, LLC, recorded under Instrument No. 2019-97105 in the Official Public Records of Hardin County, Texas, and the herein described tract of land being more particularly described as follows:

**FOR LOCATIVE PURPOSES COMMENCING** at a concrete monument stamped "O.S.L.-51" found in the west line of the GREENBURY DORSEY SURVEY, ABSTRACT No. 196 for the northeast corner of the H. T. & B. RR. SURVEY, ABSTRACT No. 690 and the common southeast corner of the said WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, and of the said "651.084 acres" tract of land, the said concrete monument having a State Plane Coordinate value of North 10,175,624.69' and East 4,183,770.84';

THENCE North 47 deg. 32 min. 07 sec. West, a total distance of 1908.81 feet, to a point (not marked) for the most northerly corner and **POINT OF BEGINNING** of the said herein described tract of land, the said point having a State Plane Coordinate value of North 10,176,913.39' and East 4,182,362.72';

THENCE over and across the said "651.084 acres" tract, the following two (2) courses:

North 86 deg. 30 min. 14 sec. East, a total distance of 30.00 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a reference point;

Continuing North 86 deg. 30 min. 14 sec. East, a total distance of 1296.58 feet, to a 1/2" steel rod with "AW&C LLC" cap set in the common east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, and the said "651.084 acres" tract, and the common west line of the GREENBURY DORSEY SURVEY, SECTION No. 6, ABSTRACT No. 196, and that certain tract of land (called "346.78 acres"), described in that certain instrument to the Adirondack Timber Co. INC., recorded in Volume 1298, Page 532, Official Public Records of Hardin County, Texas, for the northeast corner of the herein described tract of land;

THENCE South 03 deg. 30 min. 35 sec. East (called "South 00 deg. 23 min. 49 sec. East"), along and with the common east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and the said "651.084 acres" tract, and the common west line of the GREENBURY DORSEY SURVEY, SECTION No. 6, ABSTRACT No. 196, a total distance of 510.00 feet, to a 1/2" steel rod with "AW&C LLC" cap set for the southeast corner of the herein described tract of land;





THENCE over and across the said "651.084 acres" tract, the following three (3) courses:

South 86 deg. 30 min. 14 sec. East, a total distance of 704.92 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a southwesterly angle point in the herein described tract of land;

North 55 deg. 15 min. 31 sec. West, a total distance of 753.20 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a reference point;

Continuing North 55 deg. 15 min. 31 sec. West, a total distance of 38.32 feet, to a point (not marked);


North 03 deg. 44 min. 22 sec. West, a total distance of 20.11 feet, returning back to the **POINT OF BEGINNING** and containing 12.035 acres of land, more or less.

**NOTES:**

Dimensions indicated herein are grid dimensions determined by G.P.S. surveying, based upon the Allterra Central, Trimble V.R.S. R.T.K. G.P.S. Network, referenced to the (N.A.D. 83) Texas State Plane Coordinate System, Central Zone (4203) and the North American Vertical Datum of 1988 (NAVD 88) with geoid model "Geoid18". Coordinate, distance and elevation dimension units are U.S. Survey Feet.

Convergence angle: 03° 05' 09.92262", scale factor of 0.999928932 and combined factor of 0.999928841 at the P.O.C., the Point of Commencing ("Corpscon v6.0.1" U.S.A.C.E.).

See accompanying Plat.  
Prepared: March 7, 2023  
Job No. LS22-003 - TRACT 17

By:   
E. James Verrett  
Texas Registered Professional Land Surveyor No. 1781



[illegible]

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS IS A TRUE AND ACCURATE PLAT OF A 12.035 ACRES TRACT OF LAND IN THE WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, HARDIN COUNTY, TEXAS, PREPARED FROM THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION.

*E. James Verrett*  
E. JAMES VERRETT, R.P.L.S. No. 1781

E. JAMES VERRETT, R.P.L.S. No. 1781

TEXAS STATE HIGHWAY F.M. 420, KOUNTZE, TEXAS 77625  
PREPARED FOR:  
TEXAS PINES PROPERTIES, LLC

# 888-888-8888  
 800-888-8888



**CWC**  
ARCHITECTURAL WALLPAPER & CO.

**139 Central Mail Drive  
Fort Worth, TX 76142**

**HATCO CORP. WILSON & COLL.**  
**Engineering & Consulting**

DATE: 03-07-80 PZ SCALE: 1" = 150'  
NO. 1527-203 30' 1527-203 DRAWING BY: J.W.  
CHECKED BY: J.W.  
JUN 22 4 1980

TRACT 17

NOTES:

DIMENSIONS INDICATED HEREON ARE GRID DIMENSIONS DETERMINED BY G.P.S. SURVEYING, BASED UPON THE ILLINOIS CONTROL TRIANGLE V.S. N.T.S. G.P.S. NETWORK, REFERENCED TO THE (N.A.D. 83) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AND THE NORTH AMERICAN VERTICAL DATUM OF 1980 (N.A.V.D.). HORIZONTAL DISTANCE AND ELEVATION UNITS ARE U.S. SURVEY FEET.

CONVERGENCE ANGLE: 03° 03' 09.82262",  
SCALE FACTOR = 0.999278932,  
COMBINED FACTOR = 0.999928841,  
AT THE P.O.C. (POINT OF COMMENCING)  
CORRESPONDING 40.1° U.S.A.C.E.)

D.O.C. IS AT A CONCRETE MONUMENT STAMPED "0.51-51" FOUND IN THE WEST LINE OF THE GREENBURY HORSE SURVEY, AST. NO. 19A, FOR THE COMMON SOUTHEAST CORNER OF THE WILLIAM DUNBAR SURVEY, AST. NO. 18B AND OF THE THOMAS PINES PROPERTIES, LLC, 851.084 ACRES TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF THE M. T. & B. R. N. SURVEY, AST. NO. 680, STATE PLANE COORDINATE VALUE: N 10175524.8S; E 413779.54S.

10 C. 10 P.O.B. = N47°32'07" W 1908.51'

THIS SURVEY WAS PERFORMED AND THIS PLAT WAS PREPARED WITHOUT THE COMMITMENT, NO EASEMENTS OR SETBACKS WERE RESEARCHED OR SHOWN HEREON.

**ITEM ACCOMPANYING DESCRIPTION**

FLOOD ZONE: X ("AREA OF MINIMAL FLOOD HAZARD")  
 REF: 481900C07747

DATE: 10-09-2010  
 1000 ZONE DETERMINED FROM FEMA MAP. AM&C DOES NOT WARRANT OR NECESSARILY SUBSCRIBE TO THE ACCURACY OF SAID FEMA MAP.