

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

STATE OF TEXAS

2025 AUG 11 AM 10:05

COUNTY OF HARDIN

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

WHEREAS, on June 18, 2021, OT Property Management, LLC, a Texas liability company executed a Deed of Trust conveying to RICHARD L. BREAUX or CAMILLE MARGIE HASBROUCK, Trustee, the property herein described, to secure Richard L. Breaux and Camille Margie Hasbrouck, Co-Trustees of the Breaux Family Trust, a Testamentary Trust created under the Wills of Merlin P. Breaux, Deceased and Margie Eva Breaux, Deceased in the payment of debts therein described, said Deed of Trust being recorded in Instrument No. 2021-115982, Deed of Trust Records, Hardin County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and Camille Margie Hasbrouck, Trustee of the Breaux Family Trust, a Testamentary Trust created under the Wills of Merlin P. Breaux, Deceased and Margie Eva Breaux, Deceased, the owner and holder of said indebtedness has requested the undersigned to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2<sup>nd</sup> day of September, 2025, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said property in the Commissioner's Court Room at the County Courthouse in Kountze, Hardin County, Texas, to the highest bidder for cash, subject however to any title exceptions and other matters set forth in the Deed of Trust or as may appear of record and to any rights of parties in possession.

Said property is described as follows:

See attached Exhibit A

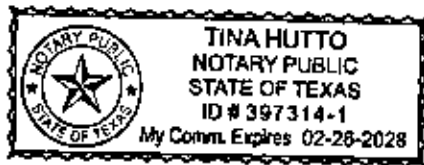
WITNESS MY HAND this 7<sup>th</sup> day of August, 2025.

*[Signature: Bevil B. Wright]*  
BEVIL B. WRIGHT,  
Substitute Trustee

STATE OF TEXAS

COUNTY OF HARDIN

This instrument was acknowledged before me on this 7<sup>th</sup> day of August, 2025, by  
BEVIL B. WRIGHT, Substitute Trustee.



  
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NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A tract of land containing 68.627 acres, more or less, out of the southwest corner of the Benino Mancha 953 Acre Survey, Abstract 573, and BEGINNING at the southwest corner of said Benino Mancha Survey and the southeast corner of BBS&C RR Co. Survey, Abstract 120: THENCE North, along the east line of said BBS&C RR Co. Survey, 700 varas, <sup>more or less</sup> to an iron post for corner, being the southwest corner of the A. J. Fountain Survey; THENCE East, at 200 varas, <sup>more or less</sup> to the southeast corner of the said A. J. Fountain Survey, and continuing East at 577.5 varas, <sup>more or less</sup> to an iron post for corner in the south line of the J. E. Burke Survey; THENCE South 700 varas, <sup>more or less</sup> to an iron post for corner in the south line of Benino Mancha Survey; THENCE West, with the south line of Benino Mancha Survey, 577.5 varas, <sup>more or less</sup> to the place of beginning, and being the same land conveyed by F. H. Carpenter, Jr., et al, to Fralise Farms, Inc. by deed, dated Feb. , 1974, recorded in Vol. , Page , Deed Records of Hardin County, Texas,

2025-154995  
CONNIE BECTON  
COUNTY CLERK  
2025 Aug 07 at 04:49 PM  
HARDIN COUNTY, TEXAS  
By: BJ, DEPUTY