

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

STATE OF TEXAS

2025 AUG 11 AM 10:05

COUNTY OF HARDIN

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
[Signature]

WHEREAS, on April 14, 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. 2021-113817, 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 2nd 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

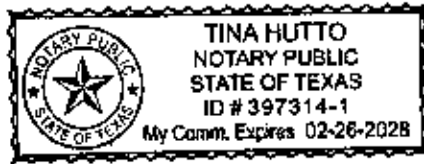
WITNESS MY HAND this 7th day of August, 2025.

[Signature]
BEVIL E. WRIGHT,
Substitute Trustee

STATE OF TEXAS

COUNTY OF HARDIN

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





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

FIRST TRACT: Being a part of Lot or Block No. Fifteen (15) of five acres according to a subdivision of the West 1030 acres of the H. Stephenson League Survey in Hardin County, Texas, which was subdivided by William Wiess as shown by a map of said subdivision now of record in the Office of the County Clerk of Hardin County, Texas, and described by metes and bounds as follows: BEGINNING 150 feet East of the intersection of the South line of State Highway No. 105 with the West line of said Lot or Block No. Fifteen (15); THENCE East along the South line of said highway to the intersection of said Highway 105 South line with the East line of said Lot or Block No. Fifteen (15); THENCE South with said East line to the South line of said Lot or Block No. Fifteen (15); THENCE West along said South line a distance of 900 feet; THENCE North to the place of beginning.

SECOND TRACT: Being a part of Lot or Block No. Eighteen (18) in said above described subdivision in First Tract and described by metes and bounds as follows: BEGINNING 150 feet East of the NW corner of said Lot or Block No. 18; THENCE East along the North line of said Lot or Block No. 18 a distance of 900 feet to the NE corner of said Lot or Block No. 18; THENCE South with said East line a distance of 207.5 feet to the SE corner of said Lot or Block No. 18; THENCE West along the South line of said Block No. 18 a distance of 900 feet; THENCE North 207.5 feet to the place of beginning.

First and second tract have a common boundary line, the same being the South line of First Tract and the North line of Second Tract, both tracts containing 6.3 acres of land, more or less.

This conveyance is subject to those certain exceptions and reservations contained in deed from W. M. Bryant to L. J. Voan, Sr., and L. J. Voan, Jr., which deed is of record in Volume 220, Page 88, of the Deed Records of Hardin County, Texas, to which deed and its record reference is hereby made for all purposes.

THIRD TRACT:

BEING a tract of land out of and a part of Lot 15 and Lot 18 according to a subdivision of the West 1,030 acres of the H. Stephenson League, and being known as the Millian Weiss Subdivision as recorded in Volume 23 Page 422 of the Deed Records, Hardin County, Texas, and being more particularly described as follows:

BEGINNING at the Intersection of the West line of said Lot 15 and the South right-of-way line of State Highway 105;

THENCE South along and with said West line at 81.0 ft. pass the Southwest corner of Lot 15 and the Northwest corner of Lot 18, and continuing for a total distance of 282.0 feet to an iron pin for corner, said corner being the Southwest corner of Lot 18;

THENCE East a distance of 150.0 feet to an iron pin for corner, said pin being on the South line of Lot 18;

THENCE North at 207.0 feet pass the North line of said Lot 18, and the South line of Lot 15 and continuing a total distance of 287.23 feet to an iron pin for corner, said corner being in the South right-of-way of State Highway 105;

THENCE East along said South right-of-way line a distance of 100.0 feet to the POINT OF BEGINNING and containing 0.9902 Acres of Land, more or less.

0.9902 acres

When recording this
document pages were
found to be illegible

FOURTH TRACT:

Being a 1.00 acre tract out of and a part of Block 19 of a subdivision of the west 1030 acres of the H. Stephenson League, Abstract 49 in Hardin County, Texas as subdivided by William Wiess and shown on a plat recorded in Volume 23, Page 422 and Volume 4, Page 102 & 103 of the Deed Records of Hardin County, Texas and Block 19 is more fully described and recorded in Volume 761, Page 73 of said records and called to be 3.19 acres (by re-survey 4.921 acres).

BEGINNING at a $\frac{1}{4}$ " iron rod set at the southwest corner of Block 18 and 1.00 acre tract, recorded in Volume 729, Page 174 of the Official Public Records of said County, northwest corner of said Block 19 in the east right of way line of a gravel road shown on said plat 30 feet in width.

THENCE N 89 deg. 56 min 19 sec E with the division line between said tracts at 150.00 feet pass a $\frac{1}{4}$ " iron rod set at the southeast corner of said 1.00 acre tract and southwest corner of a 5.739 acre tract, recorded in Volume 714, Page 706 of said records and continue with said line a total distance in all of 213.86 feet to a $\frac{1}{4}$ " iron rod set.

THENCE S 0 deg. 00 min. 28 sec. W a distance of 203.80 feet to a $\frac{1}{4}$ " iron rod set in the south line of Lot 19 and North line of Block 22 and north line of a 3.00 acre tract, recorded in Volume 54, Page 580 of the Deed Records of said County.

THENCE West with the division line between said tracts a distance of 213.86 feet to a $\frac{1}{4}$ " iron rod set at the southwest corner of said Block 19 and Northwest corner of said Block 22 in the east right of way line of said road.

THENCE N 0 deg. 00 min. 28 sec. E with the east right of way line of said road and west line of said Block 19 a distance of 203.57 feet to the PLACE OF BEGINNING, containing 1.000 acre of land.

FIFTH TRACT:

Being a 5.739 acre tract of land out of Lot 15 and 18 of a subdivision of the west 1030 acres of the H. Stephenson League, Abst. 49 in Hardin County, Texas, as subdivided by William Wiess.

BEGINNING at an iron rod at the southeast corner of said lot 18.

THENCE S 89 deg. 56' 19" W along the south line of Lot 18 a distance of 900.00 feet to an iron rod.

THENCE North 289.55 feet to an iron rod in the south right-of-way of State Highway 105.

THENCE S 88 deg. 33' 43" E along said south right-of-way 900.29 feet to an iron rod in the east line of Lot 15.

THENCE South along the east line of Lots 15 and 18 a distance of 265.99 feet to the place of beginning, containing 5.739 acres of land, more or less.

SIXTH TRACT:

BEING a 5.180 acre tract of land being Block 19, of the W. Wiess Subdivision of the West 1030 acres of the Henry Stephenson Survey, Abstract No. 49, Hardin County, Texas. Said 5.180 acre tract being more fully described as follows:

BEGINNING at the SE corner of Block 19 and the NE corner of Block 22 a rod for corner, said corner being 30.00 ft. west of the SW corner of Block 144 and 311.90 ft. West of the Hankamer 4.91 acre tract out of Block 144;

THENCE West with the south line of Block 19 and the north line of Block 22, at 732.15 ft. pass a monument marked NE corner Texaco 3 acre tract and at 1062.45 ft. to a 2" pipe for corner for the SW corner of Block 19;

THENCE N00-15 E 212.60 ft. to a steel rod for corner for NW corner of said Block 19;

THENCE East 1062.40 ft. to the NE corner of Block 19 and the SE corner of Block 18 a steel rod for corner;

THENCE S00-15 W 212.20 ft. to the place of beginning and containing 5.180 acres of land, more or less.

2025-154997
CONNIE BECTON
COUNTY CLERK
2025 Aug 07 at 04:49 PM
HARDIN COUNTY, TEXAS
By: BJ, DEPUTY