

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 11, 2025

Deed of Trust

Date: February 15, 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 2024-142387 in the Official Records, Hardin County, Texas
Property: See Exhibit "A and B" attached hereto and incorporated herein for all purposes.

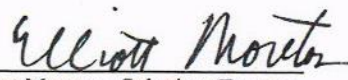
Note

Date: February 15, 2024
Amount: \$82,500.00
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

FILED FOR RECORD

2025 AUG 11 PM 1:13

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY 



AWC
ARCENEUX WILSON & COLE
engineering | surveying | planning

EXHIBIT A

TRACT 16

DESCRIPTION OF A 15.148 ACRES TRACT OF LAND IN THE THE WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 HARDIN COUNTY, TEXAS

Being a 15.148 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. 57 min. 22 sec. West, a total distance of 1894.34 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 10,176,893.33' and East 4,182,364.04';

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

South 55 deg. 15 min. 31 sec. East, a total distance of 38.32 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a reference point;

Continuing South 55 deg. 15 min. 31 sec. East, a total distance of 753.20 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a northeasterly angle point in the herein described tract of land;

North 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 in the east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, west line of the GREENBURY DORSEY SURVEY, SECTION No. 6, ABSTRACT No. 196, the east line of the said "651.084 acres" tract, and the west line of that certain tract of land (called "346.78 acres"), described in that certain instrument to 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. 30 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 and of the said "346.78 acres" tract, a total distance of 862.18 feet, to a concrete OSL Monument found for the common southeast corner of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and the said "651.084 acres" tract, the common northeast corner of the H. T. & B. R. R. SURVEY, SECTION No. 289, ABSTRACT No. 690 and that certain tract of land (called "332.97 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, and the common east line of the GREENBURY DORSEY SURVEY, SECTION No. 6, ABSTRACT No. 196 and the said "346.78 acres" tract, for the southeast corner of the herein described tract of land;



THENCE South 87 deg. 24 min. 57 sec. West (called South 89 deg. 30 min. West), along and with the common south line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and the said "651.084 acres" tract, and the common north line of the H. T. & B. R. SURVEY, SECTION No. 289, ABSTRACT No. 690 and the said "332.97 acres" tract, a total distance of 571.04 feet, to a 1/2" steel rod with "AW&C LLC" cap set for the southwest corner of the herein described tract of land;

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

North 03 deg. 44 min. 22 sec. West, a total distance of 863.91 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 690.04, to a 1/2" steel rod with "AW&C LLC" cap set for reference point;

Continuing North 03 deg. 44 min. 22 sec. West, a total distance of 38.22 feet, returning back to the POINT OF BEGINNING and containing 15.148 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 V6.01" U.S.A.C.E.).

See accompanying Plat.
Prepared: March 7, 2023
Job No. LS22-003 - TRACT 16


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



EXHIBIT B

NOTES:

DIMENSIONS INDICATED HEREON ARE GRID DIMENSIONS DETERMINED BY G.P.S. SURVEYING, BASED UPON THE
NAD 83 DATUM, REFERENCE TO THE NAD 83 DATUM, REFERENCE TO THE NAD 83 DATUM, REFERENCE TO THE NAD 83 DATUM,
COORDINATE, DISTANCE AND ELEVATION UNITS ARE U.S. SURVEY FEET

CONVERGENCE ANGLE: 07' 08" 00.827627"

SCALE FACTOR = 0.999928032

AT THE P.O.C. (POINT OF COMMENCEMENT)

(COMPOUND 8.01° U.S.A.C.L.)

P.O.C. IS AT A CONCRETE MONUMENT STAMPED "O.S.L.-31" FOUND IN THE WEST LINE OF THE GREENBURY
DORSEY SURVEY, ABST. NO. 196, FOR THE COMMON SOUTHWEST CORNER OF THE WILLIAM DUNBAR SURVEY,
SECTION 6, T.10N. R.10E. S.10E. (4203) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988
THE NORTHEAST CORNER OF THE N. 1/4 & R. 10E. SURVEY, ABST. NO. 188, STATE PLANE COORDINATE
VALUE: N 10176324.88', E 4182364.04'

P.O.C. TO P.O.B. = N 75° 27' 22" W 1884.34'

THIS SURVEY WAS PERFORMED AND THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT NO EASEMENTS OR SETBACKS WERE RESEARCHED OR SHOWN HEREON.

SEE ACCOMPANYING DESCRIPTION.

FLOOD ZONE: X (AREA OF MINIMAL FLOOD HAZARD)

DATE: 10-06-2010

FLOOD ZONE DETERMINED FROM FEMA MAP. ANAK DOES NOT WARRANT OR NECESSARILY SUBSCRIBE TO
THE ACCURACY OF SAID FEMA MAP.

GREENBURY DORSEY SURVEY,
SECTION 6, 196
ABSTRACT NO. 196

LINE TABLE	
L1	S 85° 15' 31" E 38.32'
L2	N 55° 15' 31" W 38.32'
L3	N 03° 44' 22" W 25.41'

LEGEND

- △ FOUND OBJECT AS SHOWN
- SET 1/2" STEEL ROD WITH
CAP MARKED "ANAK LLC"
- POINT FOR CORNER (NOT MARKED)
- OFFICIAL PUBLIC RECORDS OF
O.P.E.G.H.C.T. HARDIN COUNTY, TEXAS

AGENCY: ANAK CO. INC.
COUNTY: HARDIN, TEXAS
DATE: 10-06-2010
BY: J. VERRETT

SCALE: 1"=100'

SECTION NO. 289,
ABSTRACT NO. 690

REMARKS OF
TEAS PINE PROPERTIES, LLC
(CALLED "TEAS PINE PROPERTIES, LLC")
O.P.E.G.H.C.T.

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TEAS PINE PROPERTIES, LLC
(CALLED "TEAS PINE PROPERTIES, LLC")
O.P.E.G.H.C.T.

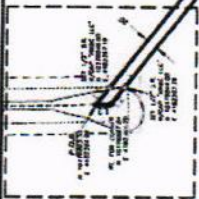
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS
IS A TRUE AND ACCURATE PLAT OF A 15.148 ACRES TRACT OF LAND IN THE
WILLIAM DUNBAR SURVEY, ABSTRACT NO. 189, HARDIN COUNTY, TEXAS, PREPARED
FROM THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION



E. James Verrett

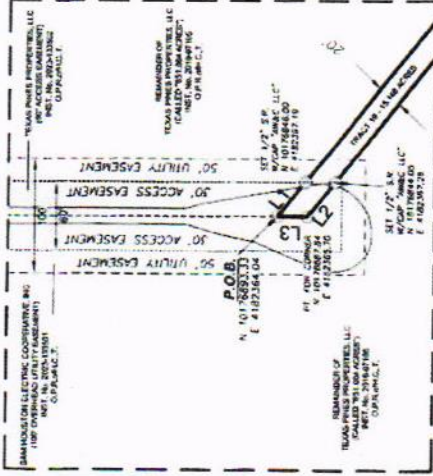
E. JAMES VERRETT, R.P.L.S. No. 1781

TRACT 16



SEE DETAIL

REMARKS OF
TEAS PINE PROPERTIES, LLC
(CALLED "TEAS PINE PROPERTIES, LLC")
O.P.E.G.H.C.T.



DETAIL
1"=100'

2024-142387
CONNIE BECTON
COUNTY CLERK
2024 Mar 04 at 01:49 PM
HARDIN COUNTY, TEXAS
By: BJ, DEPUTY



ANAK LLC
11100 Central Blvd, Suite 100
Dallas, Texas 75244
Phone: 214.441.1111
Fax: 214.441.1112
Email: info@anakllc.com
Web: www.anakllc.com