

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

Date: December 9, 2025

2025 DEC 16 PM 12:53

Deed of Trust

Date: August 19, 2022
Grantor: Martha Coffen Hathcote
Grantor's County: Hardin
Beneficiary (or Holder): Hardin County Investments II, LLC
Trustee: Elliott Moreton
Substitute Trustee: Patrick Moore or Aaron Alaniz or Elliot Moreton or Charles A. Whiteford
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147
Recording Information: Document Number 2022-129736 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 Maria Beams

Note

Date: August 19, 2022
Amount: \$80,500.00
Debtor: Martha Coffen Hathcote
Holder: Hardin County Investments II, LLC
Date of Sale of Property: January 6, 2026
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

EXHIBIT "A"

12.18 ACRE TRACT

B. B. B. & C. R.R. CO. SURVEY

ABSTRACT NUMBER 110

HARDIN COUNTY, TEXAS

BEING A 12.18 ACRE TRACT OF LAND IN A PART OF THE B. B. B. & C. R.R. CO. SURVEY, ABSTRACT NUMBER 110, HARDIN COUNTY, TEXAS, ALSO BEING A PART OF A CALLED 222.80 ACRE TRACT AS RECORDED IN FILE NUMBER 2021-119822, OF THE HARDIN COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET $\frac{1}{2}$ " IRON ROD CAPPED RPLS 2512, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 770, SAID $\frac{1}{2}$ " IRON ROD ALSO BEING LOCATED AT THE NORTHEAST CORNER OF A 12.64 ACRE TRACT CALLED TRACT 6, AND HAVING A STATE PLANE COORDINATE VALUE OF N = 10115784.15, AND E = 4152668.06;

THENCE, SOUTH 04 DEG. 37 MIN. 43 SEC. EAST, ALONG THE EAST LINE OF SAID TRACT 6, FOR A DISTANCE OF 2666.97 FEET TO A POINT FOR CORNER LOCATED ON THE CENTERLINE OF A 60 FEET WIDE ACCESS EASEMENT, SAID POINT FOR CORNER IS ALSO LOCATED ON A NORTH LINE OF THE RESIDUE OF SAID 222.80 ACRE TRACT;

THENCE, NORTH 89 DEG. 40 MIN. 34 SEC. EAST, ALONG THE SAID CENTERLINE OF 60 FEET WIDE ACCESS EASEMENT, AND ALONG THE SAID NORTH LINE OF RESIDUE OF SAID 222.80 ACRE TRACT FOR A DISTANCE OF 189.12 FEET TO A POINT FOR CORNER, SAID POINT FOR CORNER IS ALSO LOCATED AT THE SOUTHWEST CORNER OF A 12.13 ACRE TRACT CALLED TRACT 8;

THENCE, NORTH 04 DEG. 22 MIN. 39 SEC. WEST, ALONG THE WEST LINE OF SAID TRACT 8, AT 30 FEET PASS A SET $\frac{1}{2}$ " IRON ROD CAPPED RPLS 2512 LOCATED ON THE NORTH LINE OF SAID 60 FEET WIDE ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 2787.95 FEET TO A POINT FOR CORNER, SAID POINT FOR CORNER IS LOCATED ON THE SAID SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 770;

THENCE, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 770, AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1960, A CHORD BEARING OF SOUTH 57 DEG. 22 MIN. 33 SEC. WEST, A CHORD LENGTH OF 227.42 FEET, AT 35.09 FEET PASS A SET $\frac{1}{2}$ " IRON ROD CAPPED RPLS 2512, LOCATED AT THE NORTHWEST CORNER OF A JOINT ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 227.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.18 ACRES OF LAND.

NOTE: BEARINGS, DISTANCES AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83. GRID SCALE FACTOR IS 0.999909022.