

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 11, 2025

FILED FOR RECORD

2025 MAR 11 AM 9:59

## DEED OF TRUST

Date: August 12, 2024  
Grantor: JASSEN CLAYTON DOHERTY  
Beneficiary: TEXAS PINES PROPERTIES, a Texas limited liability company  
Substitute Trustee: CHARLES A. WHITEFORD  
Address: P.O. Box 959, Edinburg, Texas 78540

CONNIE BECTON  
CLERK  
HARDIN COUNTY, TEXAS  
BY *[Signature]*

Recording Information: Recorded under Document Number 2024-147024 of the Official  
Property: As Described in Exhibit "A" & "B" HARDIN County, Texas

## NOTE

Date: August 12, 2024  
Amount: \$107,000.00  
Debtor: JASSEN CLAYTON DOHERTY  
Holder: TEXAS PINES PROPERTIES, a Texas limited liability company

Date of Sale of Property (first Tuesday of month): April 1, 2025

Earliest Time of Sale of Property: 10:00 AM CST

Place of Sale of Property (including county): The HARDIN County Administrative Building, located at The Hardin County Administrative Building, located at The County Courthouse, 300 W Monroe St. Kountze, Tx 77625

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 for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above of within four hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 a written notice of the active military service to the sender of this notice immediately.

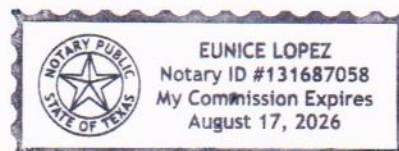
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

*[Signature of Charles A. Whiteford]*  
CHARLES A. WHITEFORD, SUBSTITUTE TRUSTEE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this day **March 11, 2025** by Charles A. Whiteford, Substitute Trustee.

*[Signature of Notary Public]*  
Notary Public, State of Texas





## TRACT 12

### METES AND BOUNDS DESCRIPTION

9.63 ACRE TRACT

HIRAM HERRINGTON SURVEY

ABSTRACT NUMBER 833

SECTION NUMBER 809

HARDIN COUNTY, TEXAS

### EXHIBIT A

Being a 9.63 acre tract of land in and a part of the Hiram Herrington Survey, Abstract Number 833, Section Number 809, in Hardin County, Texas, and being out of and a part of a called 19.56 acre tract of land, as recorded in County Clerk's File Number 2023-134020, of the Official Public Records of Hardin County, Texas, said 9.63 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{3}{8}$ " iron rod capped S&J found for the Northeast corner of the tract herein being described, said  $\frac{3}{8}$ " iron rod is marking a point on the North line of the said called 19.56 acre tract of land, said  $\frac{3}{8}$ " iron rod is marking a point on the South right of way line of FM 420, said  $\frac{3}{8}$ " iron rod has a State Plane Coordinate Value of N=10181721.82 and E=4180029.76;

THENCE, South 03 deg. 36 min. 21 sec. East, through the said called 19.56 acre tract of land, for a distance of 1713.13 feet to a  $\frac{1}{2}$ " iron rod capped BLS 2512 found for corner, said  $\frac{1}{2}$ " iron rod is marking the Southeast corner of the tract herein being described, said  $\frac{1}{2}$ " iron rod is marking a point on the South line of the said called 19.56 acre tract of land, said  $\frac{1}{2}$ " iron rod is marking a point on the North line of a called 12.39 acre tract of land, *no deed found*, identified as property ID number 93549, of the Hardin County Appraisal District;

THENCE, South 42 deg. 19 min. 22 sec. West, along the North line of the said called 12.39 acre tract of land, for a distance of 352.81 feet to a  $\frac{1}{2}$ " iron rod capped BLS 2512 found for the Southwest corner of the tract herein being described, said  $\frac{1}{2}$ " iron rod is marking the Northwest corner of the said called 12.39 acre tract of land, said  $\frac{1}{2}$ " iron rod is marking a point on the East line of a called 2.88 acre tract of land, as recorded in County Clerk's File Number 2022-126977, of the Official Public Records of Hardin County, Texas;

THENCE, North 03 deg. 33 min. 30 sec. West, along the East line of the said called 2.88 acre tract of land, for a distance of 1585.15 feet, to a  $\frac{3}{8}$ " iron rod capped S&J found for the Northwest corner of the tract herein being described, said  $\frac{3}{8}$ " iron rod is marking the Northeast corner of the said called 2.88 acre tract of land, said  $\frac{3}{8}$ " iron rod is marking a point on the South right of way line of FM 420;

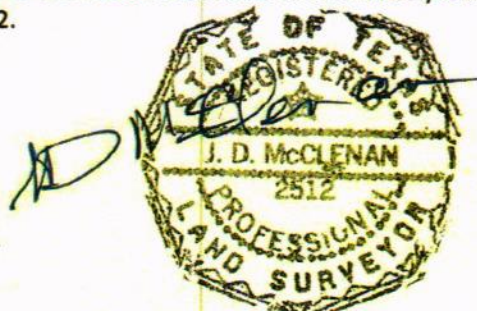
THENCE, North 28 deg. 19 min. 16 sec. East, along the South right of way line of FM 420, for a distance of 234.29 feet to a TxDOT concrete monument found for corner on the North line of the tract herein being described;

THENCE, along a curve to the right and following the South right of way line of FM 420, (Arc Length) 216.80 feet, (Radius) 1432.39 feet, (Chord Bearing) North 32 deg. 42 min. 25 sec. East, (Chord Distance) 216.59 feet) to the POINT OF BEGINNING and containing 9.63 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 0.999909022.

23-802A

12/28/2023





METES AND BOUNDS DESCRIPTION  
9.94 ACRE TRACT  
HIRAM HERRINGTON SURVEY  
ABSTRACT NUMBER 833  
SECTION NUMBER 809  
HARDIN COUNTY, TEXAS

Being a 9.94 acre tract of land in and a part of the Hiram Herrington Survey, Abstract Number 833, Section Number 809, in Hardin County, Texas, and being out of and a part of a called 19.56 acre tract of land, as recorded in County Clerk's File Number 2023-134020, of the Official Public Records of Hardin County, Texas, said 9.94 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{3}{4}$ " iron rod capped S&J found for the Northwest corner of the tract herein being described, said  $\frac{3}{4}$ " iron rod is marking a point on the North line of the said called 19.56 acre tract of land, said  $\frac{3}{4}$ " iron rod is marking a point on the South right of way line of FM 420, said  $\frac{3}{4}$ " iron rod has a State Plane Coordinate Value of N=10181721.82 and E=4180029.76;

THENCE, along a curve to the right and following the South right of way line of FM 420, (Arc Length) 151.24 feet, (Radius) 1432.39 feet, (Chord Bearing) North 40 deg. 08 min. 31 sec. East, (Chord Distance) 151.17 feet, to a TxDOT concrete monument found for corner on the North line of the tract herein being described;

THENCE, North 43 deg. 23 min. 02 sec. East, along the South right of way line of FM 420, for a distance of 201.76 feet to a  $\frac{3}{4}$ " iron rod capped S&J found for the Northeast corner of the tract herein being described, said  $\frac{3}{4}$ " iron rod is marking the Northwest corner of a called 9.89 acre tract of land, as recorded in County Clerk's File Number 2020-106701, of the Official Public Records of Hardin County, Texas;

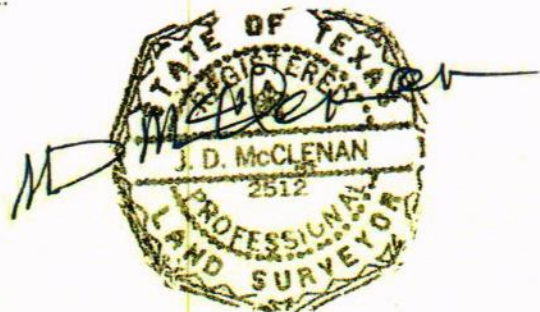
THENCE, South 03 deg. 35 min. 52 sec. East, along the West line of the said called 9.89 acre tract of land, for a distance of 1716.17 feet, to a  $\frac{3}{4}$ " iron rod capped S&J found for the Southeast corner of the tract herein being described, said  $\frac{3}{4}$ " iron rod is marking a point on the North line of a called 12.39 acre tract of land, *no deed found*, identified as Property ID Number 93549, of the Hardin County Appraisal District;

THENCE, South 42 deg. 19 min. 22 sec. West, along the North line of the said called 12.39 acre tract of land, for a distance of 350.50 feet to a  $\frac{3}{4}$ " iron rod capped BLS 2512 found for the Southwest corner of the tract herein being described, said  $\frac{3}{4}$ " iron rod is marking a point on the South line of the said called 19.56 acre tract of land;

THENCE, North 03 deg. 36 min. 21 sec. West, through the said called 19.56 acre tract of land, for a distance of 1713.13 feet to the POINT OF BEGINNING and containing 9.94 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 0.999909022.

23-802B  
12/28/2023



DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). GRID SCALE FACTOR: 0.99999022.

THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 48199C0225F DATED 10/06/2010.

SURVEYED FOR:  
CHARLES WHITEFORD  
000 FM 420  
KOUNTZE, TX 77625

NOTE:  
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, OTHER BUILDING LINES OR EASEMENTS MAY EXIST.

FND 5/8" I.R.  
CAPPED S&J  
POB  
N:10181721.82  
E:4180029.76

L=216.80 Rad=1432.39'  
N32°42'25"E 216.59'

FND C.M.  
TxDOT

FND 5/8" I.R.  
CAPPED S&J

N28°19'16"E  
234.29'

VACANT

LOT 12  
OUT OF  
FILE No. 2023-134020  
O.P.R.H.C.

2.88 ACRES  
PART OF LOT 11  
FILE No. 2022-128771  
O.P.R.H.C.

9.43 ACRES

N3°33'30"W 1585.15'

S3°36'21"E 1713.13'

LOT 13  
RESIDUE OF  
FILE No. 2023-134020  
O.P.R.H.C.

FND 1/2" I.R.  
CAPPED  
BLS 2512

12.39 ACRES  
NO DEED FND  
PID: 93549  
H.C.A.D.

FND 1/2" I.R.  
CAPPED  
BLS 2512

S42°19'22"W 352.81'

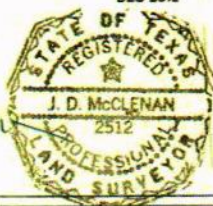
LEGEND:  
M = MEASURE  
R = RECORD  
I.R. = IRON ROD  
C.M. = CONCRETE  
MONUMENT



EXHIBIT "B"

9.89 ACRES  
LOT 14  
FILE No. 2020-104701  
O.P.R.H.C.

I, J.D. McCLENAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 9.43 ACRE TRACT IN THE HIRAM HERRINGTON SURVEY, ABSTRACT No. 833, SECTION NUMBER 809, HARDIN COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



J.D. McCLENAN  
Registered Professional Land Surveyor  
Texas Registration Number 2512



B-LINE SURVEYORS, INC.  
409-790-7147

LAND SURVEYING - ELEVATION CERTIFICATES  
940 REDWOOD ST. KOUNTZE, TX 77625  
(409) 201-7928 caricapien.bls@gmail.com  
FIRM REGISTRATION NO.: 10109900

DRAWN BY:	ANB	DATE:	12/28/2023
CHECKED BY:	JDMC	S.F. NO.:	N/A
JOB NO.:	23-802A	BLK/Pg:	N/A