

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2025 JAN 13 PM 3:20

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Chyenne*

Date: January 13, 2025

Trustee: Christopher D. Leavins

Lender: Mark Maher, Jr.

Note: One Hundred Seventy-Nine Thousand and No/100 Dollars (\$179,000.00)

Promissory Note and Deed of Trust:

Date: March 31, 2023

Grantor: Misty H. Brunner

Lender: Mark Maher, Jr. and Andrea Maher

Recording information: Instrument No. 2023-135205 of the Official Public Records
of Real Property of Hardin County, Texas

Property: BEING that tract of land located in Hardin County, Texas more
particularly described on Exhibit "A" attached hereto and
incorporated herein by reference for all purposes.

County: Hardin County, Texas

Trustee's Name: Christopher D. Leavins

Trustee's Address: GERMER PLLC
550 Fannin, Suite. 400
Beaumont, Texas 77701

Date of Sale (first Tuesday of month): Tuesday, February 4, 2025

Time of Sale: Commencing no earlier than 10:00 o'clock a.m. and no later than 1:00 o'clock p.m.

Place of Sale: Hardin County Courthouse, Kountze, Hardin County, Texas (300 Monroe, Kountze,
Texas), at the area of said county courthouse which has been so designated by the
Commissioner's Court as follows: Commissioner's Courtroom, with East entrance of
courthouse as alternate site.

Christopher D. Leavins is the Trustee under the Deed of Trust. Lender has instructed the Trustee to
offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at

the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



CHRISTOPHER D. LEAVINS,
TRUSTEE

STATE OF TEXAS

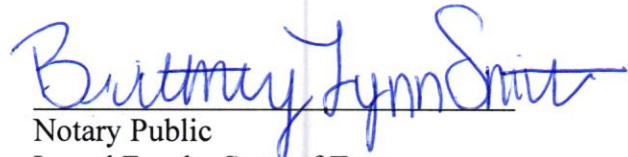
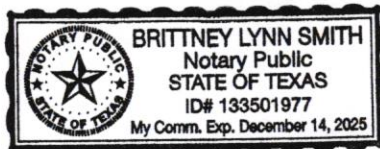
§

§

COUNTY OF JEFFERSON

§

This instrument was acknowledged before me on this the 13th day of January, 2025, by Christopher D. Leavins.



Notary Public
In and For the State of Texas

Exhibit "A"
Property Description

BEING a 26.927 acre tract of land situated in the Enoch Grigsby Survey Abstract Number 219, Hardin County, Texas, being a portion of that same called 589.974 (NET) acre tract described in instrument to JKO, Ltd. (Koehler Tract), recorded under Instrument Number 2021113838 of the Official Records of Hardin County, Texas (O.R.H.C.T.), said 26.927 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for an apparent common westerly corner of said Grigsby Survey and the Washington County Railroad Survey, Abstract Number 525, the common westerly corner of said Koehler Tract and that certain called 1,217.615 acre tract described in instrument to Fia Timber and Growth, recorded under Clerk's File Number 201891090, O.R.H.C.T.;

THENCE South 03°13'35" East, along the apparent westerly line of said Grigsby Survey, with the westerly line of said Koehler Tract, at a distance of 2,731.84 feet, pass a 3 inch by 3 inch concrete monument with 2 inch disk found for the apparent common easterly corner of the Washington County Railroad Survey, Abstract No. 522 and the James Chesser Survey, Abstract No. 169, and the northeasterly corner of a called 628.860 acre tract described in instrument to Tall Corn Forestry, LLC., recorded in Clerk's File No. 2012-30461, O.R.H.C.T., in all, a total distance of 5,808.04 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner and POINT OF BEGINNING of the herein described 26.927 acre tract;

THENCE South 81°02'40" East, 2,860.26 feet, severing over and across said Koehler Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of State Highway 326 (SH 326), the easterly line of said Koehler Tract, for the northeasterly corner of the herein described 26.927 acre tract;

THENCE South 07°02'39" West, 80.45 feet, with the easterly line of said Koehler Tract and the westerly right-of-way of said SH 326, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set at a bend in said SH 326 for an angle corner in the easterly line of said Koehler Tract and the herein described 26.927 acre tract;

THENCE South 04°48'29" West, 339.55 feet, continuing with the easterly line of said Koehler Tract and the westerly right-of-way of said SH 326, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 26.927 acre tract;

THENCE North 80°52'12" West, 2,798.88 feet, severing over and across said Koehler Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said Grigsby and Chesser Surveys, the common line of said Koehler Tract and said 628.860 acre tract, for the southwesterly corner of the herein described 26.927 acre tract;

THENCE North 03°13'35" West, 420.00 feet, along said apparent common survey line, with the common line of said Koehler Tract and said 628.860 acre tract, to the PLACE OF BEGINNING;

CONTAINING a computed area of 26.927 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 5, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-107_Tract12A.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).