

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

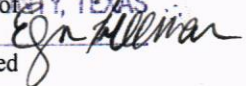
FILED FOR RECORD

THE STATE OF TEXAS §
COUNTY OF HARDIN §

2025 JUN 10 PM 3: 04

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS

BY



WHEREAS, pursuant to that Deed of Trust, herein referred to as the "Deed of Trust" dated October 15, 2021, which was executed by John Wesley Stanley, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all their right, title and interest in and to that certain property hereinafter referred to as the "Property" which is situated in Hardin County, Texas to Benjamin Keith Hancock as Trustee, hereinafter referred to as the "Trustee" and thereafter the said Deed of Trust was recorded under file #2021-119882 of the Official Public Records of Hardin County, Texas.

The property is described as follows:

BEING 1.291 acres of land out of Abstract 779, Mary Hopkins Survey Number 1, Hardin County, Texas, more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes as herein alleged.

Together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of that certain Real Estate Lien Note dated October 15, 2021, in the original principal amount of \$10,000.00, executed by Mortgagor and payable to the order of Saran Ann Brannan hereinafter referred to as the "Beneficiary" and any and all other indebtedness secured by the aforesaid Deed of Trust; and,

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the Power of Sale set forth in the above-referenced Note and Deed of Trust; and,

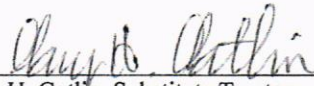
WHEREAS, the Beneficiary has directed the said Substitute Trustee to enforce the Power of Sale under the aforesaid Deed of Trust for the purpose of collecting the indebtedness secured thereunder, after the giving of at least twenty-one (21) consecutive days' notice and recording of the Notice in the Hardin County Clerk's Office giving the time, place and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Gary H. Gatlin, Substitute Trustee, hereby give notice that I will, after due posting, publication and filing of this Notice, and after having given written notice of at least twenty-one (21) consecutive days prior to the date of such sale by certified mail, return receipt

requested, to each Debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of each such Debtor, according to the records of the Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for sale at the Hardin County Courthouse, in the City of Kountze, Hardin County, Texas, between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in July, 2025, the same being the 1st day of July, 2025. The sale will take place no earlier than 10:00 a.m., but no later than 11:59 a.m.


Executed in multiple originals this the 9th day of June, 2025.



Gary H. Gatlin, Substitute Trustee
P. O. Box 1985
Jasper, Texas 75951
(409) 384-7433
(409) 384-9899 (fax)

THE STATE OF TEXAS §
COUNTY OF JASPER §


Gary H. Gatlin
Gary H. Gatlin



JAMIE AARON CAPMANY
 Notary Public, State of Texas
 Comm. Expires 03-28-2026
 Notary ID 131508741

~~Notary Public, State of Texas~~

THE STATE OF TEXAS §
COUNTY OF JASPER §



JAMIE AARON CAPMANY
Notary Public, State of Texas
Comm. Expires 03-28-2026
Notary ID 131508741

Notary Public, State of Texas

"Exhibit A"

1.291 ACRE TRACT # 1

Being a 1.291 acre tract of land, more or less, in the Mary Hopkins Survey Number 1, Abstract Number 779 in Hardin County, Texas out of Block 24 of the subdivision of said Mary Hopkins Survey Number 1 with plat recorded in Volume 4, Page 470 of the Deed Records of Hardin County, Texas and out of that called 191.928 acres of land conveyed from Carl T. Bledsoe, Jr. individually and as independent executor of the estate of Carl T. Bledsoe, Sr., deceased, to Sarah Ann Brannan by deed dated June 18, 2015 recorded under Clerk's File, Instrument Number 2015 - 56411 found in Volume 1975, Page 402 of the Official Public Record of Hardin County, Texas, being out of a 5.690 acre tract being that same called 5.70 acre tract in said Block 24 described by deed recorded in Volume 399, Page 417 of the Deed Records of Hardin County, Texas. Said 1.291 acre tract being described as follows, to wit:

BEGINNING at concrete monument stamped "H-197" FOUND on the west line of a called 11.44 acre tract purportedly of the Lou Sesler, Estate marking the southeast corner of a called 1.9 acre tract purportedly of Texaco Inc. / Texaco Producing, the northeast corner of said 5.690 acre tract and the northeast corner of the herein described property;

Thence South 03° 03' 00" East along the west line of said 11.44 acre tract, the east line of said 5.690 acre tract and the east line of the herein described property a distance of 403.41 feet to a broken concrete monument FOUND on the north line of Block 25 of said called subdivision, the south line of said called Block 24 and the north line of a called 5.548 acre tract conveyed to Darlene L. Harris by deed recorded in Volume 964, Page 74 of the Official Public Records of Hardin County, Texas marking the southwest corner of said 11.44 acre tract, the southeast corner of said 5.690 acre tract and the most southerly corner of the herein described property;

THENCE North 39° 49' 01" West, over and through said 5.690 acre tract, of which this was a part, passing a ½ inch iron rod with cap stamped "SESCO" SET on the south right of way line of Bronx Road at a distance of 403.36 feet, a TOTAL distance of 423.39 feet to a 60d spike SET in the centerline of said Bronx Road marking the most westerly corner of the herein described property;

THENCE North 53° 28' 30" East, over and through said 5.690 acre tract, of which this was a part, along the centerline of said Bronx Road and the most westerly north line of the herein described property a distance of 118.65 feet to a 60d spike SET in the centerline of said Bronx Road on the south line of said 1.9 acre tract and the north line of said 5.690 acre tract marking the intermediate corner in the north lines of the herein described property;

THENCE North 87° 23' 44" East, leaving the south right of way of said Bronx Road, along the south line of said 1.9 acre tract, the north line of said 5.690 acre tract and the most easterly north line of the herein described property passing a ½ inch iron rod with cap stamped "SESCO" SET on the south right of way line of said Bronx Road at a distance of 35.84 feet, a TOTAL distance of 154.46 feet to the place of BEGINNING.

Said tract of land herein described contains 1.291 acres of land, more or less.

The bearings stated herein are based on Texas State Plane Grid Bearings, Texas Central Zone, NAD 1983.

Surveyed April 12, 2016 and a Plan of Property is herein made a part thereof.

William J. Messner
R.P.L.S. No. 6089
April 18, 2016