

22-01379
7036 FM 92, SILSBEE, TX 77656

FILED FOR RECORD

2025 MAY -1 PM 12:16

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Kimberly Hamilton*

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated December 22, 2020 and recorded on December 31, 2020 at Instrument Number 2020-110670 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: July 1, 2025, at 11:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by RANDY REED secures the repayment of a Note dated December 22, 2020 in the amount of \$159,090.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4841580

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Tommy Jackson

Substitute Trustee(s): Reid Ruple, Kathleen Adkins,
Evan Press, Cary Corenblum, Kristopher Holub,
Joshua Sanders, Amy Oian, Matthew Hansen, Jami
Grady, Christian Brooks, Michael Kolak, Crystal
Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy
Dennen, Aaron Crawford, Tommy Jackson, Keata
Smith, Margie Allen, Kyle Barclay, Angie
Brooks||Tommy Jackson, Keata Smith, Stephanie
Hernandez, Margie Allen, Angelia Brooks

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 1 day of
May, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 984934

8.230 Acre Tract

Being an 8.230 acre tract of land, more or less, in the G. W. Brooks League, Abstract Number 4 in Hardin County, Texas, being a part of Tract Number 1, called 9.34 acres, and a part of Tract Number 3, called 4 acres, described in the Correction of Second Amended Special Warranty Gift Deed for Lady Bird Trust of that called 17.65 acre tract, actual 17.761 acres, in three (3) tract conveyed from Doris Jeffcoat to Shyann Michael Dalton Winstead dated July 26, 2019 and recorded under Clerk's File Instrument Number 2019-97168 in Volume 2167, Page 716 of the Official Public Records of Hardin County, Texas, with said 8.230 acre tract being described as follows, to wit:

COMMENCING at a 1-1/2 inch iron pipe found for the northwest corner of said called 17.65 acre tract and Tract 2, a 4.31 acre tract, in said referenced deed, and being in the east right of way line of F. M. Highway 92 and being at the point of intersection of said east right of way line with the south right of way line of Williford Road, a county roadway;

THENCE South 05° 40' 28" East (deed called S 02°19' E) with the west line of said called 17.65 acre tract and the west line of said Tract Numbers 2 and 1 and the east right of way line of F. M. Highway 92 a distance of 581.39 feet to the place of BEGINNING, being a 1/2 inch iron rod with a cap stamped "SESCO" set for the northwest corner of this tract, same being the southwest corner of a 4.531 acre tract out of said 17.65 acre tract;

THENCE North 84° 04' 10" East with the north line of this tract and south line of said 4.531 acre tract a distance of 738.49 feet to a 1/2 inch iron rod found for an angle point in the north line of this tract, same being the southeast corner of said 4.531 acre tract, same being an interior corner of said called 17.65 acre tract and an interior corner of said Tract 1 and being in the north line of said Tract 3 and being the southwest corner of that called 4.455 acre tract conveyed to Phillip Roy Boggess and Cheryl Ann Boggess as Tract 1 in deed recorded in Volume 1118, Page 24 of the Official Public Records of Hardin County, Texas;

THENCE North 86° 34' 12" East with the north line of this tract and the most southerly north line of said called 17.65 acre tract and north line of said Tract Number 3 and south line of said called 4.455 acre tract a distance of 168.61 feet (deed called N 89°59' E 168.61 feet) to a 1/2 inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract, same being the most southerly northeast corner of said called 17.65 acre tract and northeast corner of said Tract 3, and being the northwest corner of that called 9.26 acre tract conveyed to Jerry Lynn Gore and Tracey Lynn Gore in deed recorded under Clerk's File Instrument Number 2016-67513 of the Official Public Records of Hardin County, Texas;

THENCE South 03° 38' 48" East with the east line of this tract and the most easterly east line of said called 17.65 acre tract and east line of said Tract 3 and west line of said called 9.26 acre tract a distance of 421.52 feet (deed called South 417.67 feet) to a 1/2 inch iron rod with a cap stamped "SESCO" set for the most easterly southeast corner of this tract, same being the southeast corner of said Tract Number 3 and the most easterly southeast corner of said called 17.65 acre tract and the southwest corner of said called 9.26 acre tract, and being in an exterior line of that called 400.96 acre tract conveyed to Thornberry Oilfield Services, Inc. as Tract Three in deed recorded in Volume 1728, Page 416 of the Official Public Records of Hardin County, Texas;

THENCE South 86° 35' 10" West with the most easterly south line of this tract and said called 17.65 acre tract and south line of said Tract 3 and an exterior line of said called 400.96 acre tract a distance of 76.22 feet to a 1/2 inch iron rod found for an interior corner of this tract and said called 17.65 acre tract and being the most southerly northeast corner of said Tract 1 and being an exterior corner of said called 400.96 acre tract;

THENCE South 06° 21' 29" East with the most westerly east line of this tract and the most southerly east line of said Tract Number 1 and said called 17.65 acre tract and an exterior line of said called 400.96 acre tract a distance of 28.24 feet (deed called S 02°35' E 28.3 feet) to a 1 inch iron pipe found for the most westerly southeast corner of this tract, same being the most southerly southeast corner of said Tract Number 1 and said called 17.65 acre tract, and an interior corner of said called 400.96 acre tract and being in the north right of way line of Elsie Gore Lane;

THENCE South 89° 13' 10" West with a south line of this tract and said Tract 1 and 17.65 acre tract and an exterior line of said called 400.96 acre tract and the north right of way line of said Elsie Gore Lane a distance of 392.80 feet (deed called N 87° 29' W 392.8 feet) to a 1/2 inch iron rod with a cap stamped "SESCO" set for an angle point in the south line of this tract and said 17.65 acre tract and said Tract 1 and angle point in said exterior line of said called 400.96 acre tract;

THENCE North 80° 35' 50" West with the south line of this tract and said Tract 1 and 17.65 acre tract and an exterior line of said called 400.96 acre tract and the north right of way line of said Elsie Gore Lane a distance of 440.00 feet (deed called N 77° 19' W 440.0 feet) to a 1/2 inch iron rod with a cap stamped "SESCO" set for the southwest corner of this tract and southwest corner of said 17.65 acre tract and said Tract 1 and an exterior corner of said called 400.96 acre tract and being in the east right of way line of said F. M. Highway 92;

THENCE North 05° 40' 28" West (deed called N 02°19' W) with the west line of this tract and the west line of said called 17.65 acre tract and the west line of said Tract Number 1 and the east right of way line of F. M. Highway 92 a distance of 301.82 feet to the place of BEGINNING.

Said tract of land herein described contains 8.230 acres of land, more or less.

There is on the above described tract a 0.046 acre access easement to the above referenced 4.531 acre tract, that is to be used for ingress and egress to said 4.531 acre tract and is described as follows, to wit:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SESCO" set for the northwest corner of this easement, same being the southwest corner of said 4.531 acre tract and northwest corner of said 8.230 acre tract, being in the west line of said called 17.65 acre tract and said Tract Number 1 and in the east right of way line of said F. M. Highway 92;

THENCE North 84° 04' 10" East with the north line of this easement and the south line of said 4.531 acre tract and north line of said 8.230 acre tract distance of 40.00 feet to the northeast corner of this easement;

THENCE South 05° 40' 28" East with the east line of this easement a distance of 50.18 feet to the southeast corner of this easement;

THENCE South 84° 19' 32" West with the south line of this easement a distance of 40.00 feet to the southwest corner of this easement, being in the west line of said called 17.65 acre tract, said Tract Number 1 and said 8.230 acre tract and in the east right of way line of said F. M. Highway 92;

THENCE North 05° 40' 28" West with the west line of this easement and west line of said called 17.65 acre tract, Tract Number 1 and said 8.230 acre tract and east right of way line of said F. M. Highway 92 a distance of 50.00 feet to the place of BEGINNING.

Said easement herein described contains 0.046 acre of land, more or less. Surveyed on October 28 and November 2, 2020.

The bearings in the description above are grid bearings based on the Texas State Plane Coordinate System for the Texas Central Zone, NAD 1983.

2020-110670
GLENDAL STON
COUNTY CLERK
2020 Dec 31 at 08:40 AM
HARDIN COUNTY, TEXAS
By: AW, DEPUTY