

Notice of Foreclosure Sale

March 24, 2025

FILED FOR RECORD

2025 APR -1 PM 2: 06

Deed of Trust ("Deed of Trust"):

Dated: March 4, 2022

Grantor: Allen Fuselier and Ashley Buckley

Trustee: Jerry Dodd

Lender: Jerry Dodd

Recorded in: Instrument Number 2022-123943 of the real property records of Hardin County, Texas

Legal Description: Being Lots No. 37 and 38, STONES THROW ESTATES, according to map and plat recorded at Volume 2, Page 217, in the Map and Plat Records of Hardin County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$48,950.00, executed by Allen Fuselier and Ashley Buckley ("Borrower") and payable to the order of Lender

Substitute Trustee: P. Dean Brinkley

Foreclosure Sale:

Date: **Tuesday, May 6, 2025**

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 12:00 noon and not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hardin County, pursuant to Section 51.002 of the Texas Property Code as amended, if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale is posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Jerry Dodd's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Jerry Dodd, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Jerry Dodd's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Jerry Dodd's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Jerry Dodd passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

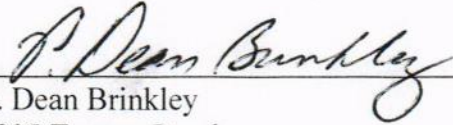
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Jerry Dodd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

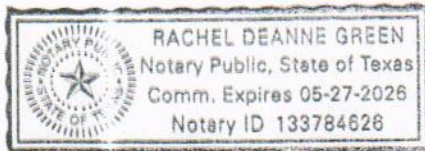


P. Dean Brinkley
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Beaumont, TX 77703
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Telecopier (409) 835-5880
Attorney for Jerry Dodd

STATE OF TEXAS)

COUNTY OF JEFFERSON)

This instrument was acknowledged before me on March 31, 2025, by P. Dean Brinkley.





Notary Public, State of Texas

2025-151709
CONNIE BECTON
COUNTY CLERK
2025 Apr 01 at 02:09 PM
HARDIN COUNTY, TEXAS
By: KH, DEPUTY