

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

DATE: 04/15/2025

2025 APR 15 AM 10: 25

DEED OF TRUST:

Date: 08/3/2022
Grantor: KARTHIK PEMMARAJU
Beneficiary: HARDIN COUNTY INVESTMENTS II, LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Elliott Moreton
Address: P.O. Box 959, Edinburg, Texas 78540

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

Recording Information: Recorded under Document Number **2022-128936** of the Official Records Hardin County, Texas.
Property: LOTS 04 & 05, FM 770 See attached "Exhibit A", HARDIN County, Texas.

NOTE:

Date: 08/03/2022
Amount: \$148,500.00
Debtor: KARTHIK PEMMARAJU
Holder: HARDIN COUNTY INVESTMENTS II, LLC, A TEXAS LIMITED LIABILITY COMPANY

Date of Sale of Property (first Tuesday of month): 05/6/2025**Earliest Time of Sale of Property:** 10 AM**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.

Elliott Moreton *Elliott Moreton, Trustee*
Elliott Moreton, Trustee

THE STATE OF TEXAS
COUNTY OF Harri

This instrument was acknowledged before me on this day 04/15/2025 by **Elliott Moreton**, Trustee.

[Signature]
Notary Public, State of Texas

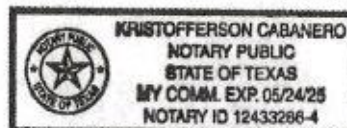


EXHIBIT "A"

TRACT 1

TRACT 4

13.16 ACRE TRACT

B. B. B. & C. R.R. CO. SURVEY

ABSTRACT NUMBER 110

HARDIN COUNTY, TEXAS

BEING A 13.16 ACRE TRACT OF LAND IN A PART OF THE B. B. B. & C. R.R. CO. SURVEY, ABSTRACT NUMBER 110, HARDIN COUNTY, TEXAS, ALSO BEING A PART OF A CALLED 222.80 ACRE TRACT AS RECORDED IN FILE NUMBER 2021-119822, OF THE HARDIN COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD CAPPED RPLS 2512, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 770, SAID 1/2" IRON ROD ALSO BEING LOCATED AT THE NORTHEAST CORNER OF A 13.16 ACRE TRACT CALLED TRACT 3 AND HAVING A STATE PLANE COORDINATE VALUE OF N = 10129626.67, AND E = 4152108.50;

THENCE, NORTH 74 DEG. 53 MIN. 33 SEC. EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 770, FOR A DISTANCE OF 243.85 FEET TO A SET 1/2" IRON ROD CAPPED RPLS 2512 AND POINT FOR CORNER SAID 1/2" IRON ROD IS LOCATED AT THE NORTHWEST CORNER OF A 14.00 ACRE TRACT CALLED TRACT 5;

THENCE, SOUTH 07 DEG. 52 MIN. 34 SEC. EAST, ALONG THE WEST LINE OF SAID TRACT 5, AT 1988.73 PASS A SET 1/2" IRON ROD CAPPED RPLS 2512 LOCATED ON THE NORTH LINE OF A 60 FEET WIDE ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 1996.56 FEET TO A POINT FOR CORNER LOCATED ON THE CENTERLINE OF SAID 60 FEET WIDE ACCESS-EASEMENT; SAID POINT FOR CORNER IS ALSO LOCATED ON A NORTH LINE OF THE RESIDUE OF SAID 222.80 ACRE TRACT;

THENCE, SOUTH 58 DEG. 10 MIN. 45 SEC. WEST, ALONG THE SAID CENTERLINE OF 60 FEET WIDE ACCESS EASEMENT, AND ALONG THE SAID NORTH LINE OF SAID RESIDUE OF SAID 222.80 ACRE TRACT FOR A DISTANCE OF 351.05 FEET TO A POINT FOR CORNER, SAID POINT FOR CORNER IS ALSO LOCATED AT THE SOUTHEAST CORNER OF SAID TRACT 5;

THENCE, NORTH 05 DEG. 45 MIN. 48 SEC. WEST, ALONG SAID EAST LINE OF TRACT 3, AT 36.34 FEET PASS A SET 1/2" IRON ROD CAPPED RPLS 2512 LOCATED ON THE NORTH LINE OF SAID 60 FEET WIDE ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 2112.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.16 ACRES OF LAND.

EXHIBIT "A"
HOOKS TITLE & ABSTRACT COMPANY
GF NO. 468741
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JSC 7.29.22 pw
(LAND)

TRACT 2

TRACT 6

14.00 ACRE TRACT

B. B. B. & C. R.R. CO. SURVEY

ABSTRACT NUMBER 110

HARDIN COUNTY, TEXAS

BEING A 14.00 ACRE TRACT OF LAND IN A PART OF THE B. B. B. & C. R.R. CO. SURVEY, ABSTRACT NUMBER 110, HARDIN COUNTY, TEXAS, ALSO BEING A PART OF A CALLED 222.80 ACRE TRACT AS RECORDED IN FILE NUMBER 2021-119822, OF THE HARDIN COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET X" IRON ROD CAPPED RPLS 2512, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 770, SAID X" IRON ROD ALSO BEING LOCATED AT THE NORTHEAST CORNER OF A 13.16 ACRE TRACT CALLED TRACT 4 AND HAVING A STATE PLANE COORDINATE VALUE OF N = 10118925.57, AND E = 4156192.48;

THENCE, NORTH 74 DEG. 55 MIN. 33 SEC. EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 770, FOR A DISTANCE OF 243.85 FEET TO A SET X" IRON ROD CAPPED RPLS 2512 AND POINT FOR CORNER;

THENCE, CONTINUING ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 770, AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1860.0 FEET, A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 33 SEC. EAST, A CHORD DISTANCE OF 204.00 FEET, AT 174.00 FEET PASS A SET X" IRON ROD CAPPED RPLS 2512 WHICH IS LOCATED ON THE WEST LINE OF A 60 FEET WIDE ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 204.00 FEET TO A POINT FOR CORNER ON THE CENTERLINE OF SAID 60 FEET WIDE ACCESS EASEMENT, SAID POINT IS ALSO LOCATED AT THE NORTHWEST CORNER OF A 12.64 ACRE TRACT CALLED TRACT 6;

THENCE, SOUTH 19 DEG. 24 MIN. 12 SEC. EAST, ALONG THE SAID CENTERLINE OF 60 FEET WIDE ACCESS EASEMENT, AND ALONG THE WEST LINE OF SAID TRACT 6 FOR A DISTANCE OF 47.89 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 14 DEG. 19 MIN. 26 SEC. EAST, CONTINUING ALONG THE SAID CENTERLINE OF 60 FEET WIDE ACCESS EASEMENT, AND THE WEST LINE OF SAID TRACT 6 FOR A DISTANCE OF 41.72 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 05 DEG. 02 MIN. 25 SEC. EAST, CONTINUING ALONG THE SAID CENTERLINE OF 60 FEET WIDE ACCESS EASEMENT, AND THE WEST LINE OF SAID TRACT 6 FOR A DISTANCE OF 1849.08 FEET TO A SET X" IRON ROD CAPPED RPLS 2512 AND POINT FOR CORNER, SAID X INCH ROD IS ALSO LOCATED ON A NORTH LINE OF THE RESIDUE OF SAID 222.80 ACRE TRACT;

THENCE, SOUTH 58 DEG. 10 MIN. 45 SEC. WEST, CONTINUING ALONG THE SAID CENTERLINE OF 60 FEET WIDE ACCESS EASEMENT, AND ALONG A SAID NORTH LINE OF THE RESIDUE OF THE 222.80 ACRE TRACT FOR A DISTANCE OF 280.71 FEET TO A SET X" IRON ROD CAPPED RPLS 2512 AND POINT FOR CORNER, SAID X INCH ROD IS ALSO LOCATED AT THE SOUTHEAST CORNER OF SAID TRACT 4;

THENCE, NORTH 07 DEG. 52 MIN. 34 SEC. WEST, ALONG, SAID EAST LINE OF TRACT 4, AT 32.78 FEET PASS A SET X" IRON ROD CAPPED RPLS 2512 LOCATED ON THE NORTH LINE OF SAID 60 FEET WIDE ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 1995.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.00 ACRES OF LAND.

EXHIBIT "A"

HOOKS TITLE & ABSTRACT COMPANY

OF NO. 468741

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Deed of Trust

2022-128936

CONNIE BECTON
COUNTY CLERK

2022 Aug 06 at 08:32 AM
HARDIN COUNTY, TEXAS

By: SJ, DEPUTY

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