

2575 Digmon Rd, Kountze, TX 77625

2023 SEP 28 PM 1:10

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

CORINNE BEGON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *[Signature]*

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.

1. Date, Time, and Place of Sale.

- Date: 12/05/2023
- Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Hardin County, pursuant to §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 was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/09/2005 and recorded in the real property records of Hardin County, TX and is recorded under Clerk's Book 1539, Page 565, with Margie Tilley Bertrand and Kendrick Castilaw (grantor(s)) and Mortgage Electronic Registration Systems Inc as a nominee for Countrywide Home Loans Inc mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Margie Tilley Bertrand and Kendrick Castilaw, securing the payment of the indebtedness in the original amount of \$104,139.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank Of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 3.18 ACRE TRACT OUT OF THE FRENCH AND LEBAUVE, JR. 42.14 ACRE TRACT, E. LEWIS SURVEY, ABSTRACT NO. 662, HARDIN COUNTY, TEXAS.

BEGINNING AT THE NORTHWEST CORNER OF SAID 42.14 ACRE TRACT; THENCE SOUTH 87 DEGREES 27 MINUTES EAST WITH THE NORTH LINE OF SAID 42.14 ACRE TRACT, AT 262.59 FEET AN IRON PIN FOR CORNER; THENCE SOUTH 00 DEGREES 24 MINUTES EAST, AT 204.87 FEET AN IRON PIN IN THE CENTERLINE OF A GRADED ROAD AT THE NORTHWEST AND BEGINNING CORNER OF THE 3.18 ACRE TRACT HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 24 MINUTES EAST WITH THE CENTERLINE OF SAID GRADED ROAD, AT 464.86 FEET AN IRON PIN IN THE CENTERLINE OF ANOTHER GRADED ROAD; THENCE SOUTH 86 DEGREES 15 MINUTES EAST WITH THE CENTERLINE OF SAID GRADED ROAD, AT 300.39 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 00 DEGREES 24 MINUTES WEST, AT 25.23 FEET PASS A CONCRETE REFERENCE MARKER, AT 240.88 FEET A CONCRETE MONUMENT, AT 436.19 FEET A CONCRETE REFERENCE MARKER AND AT A TOTAL DISTANCE OF 461.28 FEET AN IRON PIN IN THE CENTERLINE OF A GRADED ROAD; THENCE NORTH 85 DEGREES 34 MINUTES WEST, AT 300.67 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.18 ACRES OF LAND, MORE OR LESS.



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Carrington Mortgage Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank Of America, N.A.
1600 South Douglass Road Suite 200-A
Adnaheim, CA 92806

Tommy Jackson

SUBSTITUTE TRUSTEE

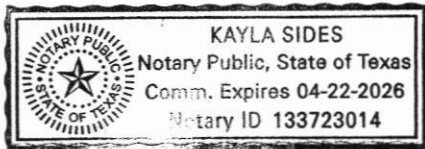
Tommy Jackson Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks OR AUCTION.COM Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Ron Harmon, Kyle Barclay, Angie Brooks OR Kirk Schwartz, Candace Sissac, c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

STATE OF Texas
COUNTY OF Orange

Before me, the undersigned authority, on this day personally appeared Tommy Jackson, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of September, 2023.

Kayla Sides
NOTARY PUBLIC in and for



Orange COUNTY
My commission expires: 04-22-2026
Print Name of Notary:
Kayla Sides

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 9-28-23 I filed at the office of the Hardin County Clerk and caused to be posted at the Hardin County courthouse this notice of sale.

Tommy Jackson
Declarants Name: Tommy Jackson
Date: 9-28-23