

FILED FOR RECORD

2023 JUL 20 PM 1:12

ANIE DECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS

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NOTICE OF FORECLOSURE SALE

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 OR 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. Property to Be Sold. The property to be sold is described as follows: THE FOLLOWING DESCRIPTION BEING A 1.876 ACRE TRACT OF LAND, MORE OR LESS, IN THE J. LEWIS KIRBY SURVEY, ABSTRACT NUMBER 685 IN HARDIN COUNTY, TEXAS BEING OUT OF THAT 4.00 ACRE TRACT AND THAT 6.00 ACRE TRACT CONVEYED FROM KEVIN BOYKIN AND SHERIE BOYKIN TO GARLAND G. PRYNE AND ROISE PRYNE IN DEEDS RECORDED IN VOLUME 1072, PAGE 457 AND VOLUME 1073, PAGE 336, RESPECTIVELY, OF THE OFFICIAL OF HARDIN COUNTY, TEXAS WITH SAID 1.876 ACRE TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER IF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THEFT 10162 ACRE TRACT OUT OF SAID 6.00 ACRE TRACT CONVEYED TO WILLIAM L. HARDY IN DEED RECORDED IN VOLUME 1855, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS ADN FILLED UNDER CLERKS FILE NUMBER 2012-29297, BEING IN THE SOUTH LINE OF SAID 6.00 ACRE TRACT AND BEING IN THE NORTH LINE OF THE BIG THICKET NATIONAL PARK TRACT DESCRIBED IN DEED RECORDED IN VOLUME 864, PAGE 443 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST WITH THE SOUTH LINE OF THIS TRACT AND SOUTH LINE OF SAID 6.00 ACRE TRACT AND NORTH LINE OF SAID BIG THICKET TRACT,

AT 61.74 FEET 1/2 INCH ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 6.00 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 4.00 ACRE TRACT, CONTINUING ON THE SAME COURSE FOR AT A TOTAL DISTANCE OF 190.00 FEET TO A 1/2 INCH ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST WITH THE MOST SOUTHERLY WEST LINE OF THIS TRACT A DISTANCE OF 306.47 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED SESCO SET FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 88 DEGREES 12 MINUTES 05 SECONDS EAST WITH THE MOST SOUTHERLY WEST LINE OF THIS TRACT A DISTANCE OF 306.47 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED SESCO SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 08 DEGREED 48 MINUTES 23 SECONDS EAST WITH THE MOST NORTHERLY NORTH LINE OF THIS TRACT A DISTANCE OF 195.05 FEET TO A 1/2 INCH IRON ROD WITH A CP STAMPED SESCXO SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT, BEING IN THE NORTH LINE OF SAID 4.00 ACRE TRACT AND IN THE SOUTH RIGHT OF WAY LINE COOKS LAKE ROAD;

THENCE NORTH 89 DEGREES 48 MINUTES 23 SECONDS EAST WITH THE MOSTLY NORTHERLY NORTH LINE OF THIS TRACT AND THE NORTH LINE OF SAID 4.00 ACRE TRACT AND THE SOUTH RIGHT OF WAY LINE OF SAID COOKS LAKE ROD A DISTANCE OF 38.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH THE MOST NORTHERLY NORTH LINE OF THIS TRACT AND NORTH LINE SAID 4.00 ACRE TRACT AND SAID 6.00 ACRE TRACT AND THE SOUTH RIGHT WAY LINE OF SAID COOKS LAKE ROAD BEING SAID CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 02 DEGREES 34 MINUTES 24 SECONDS A RADIUS OF 1520.61 FEET, AN ACRE LENGTH OF 68.30 FEET AND A CHORD OF NORTH 88 DEGREES 18 MINUTES 54 SECONDS EAST A DISTANCE OF 68.29 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND THE WEST LINE OF SAID 1.162 ACRE TRACT A DISTANCE OF 502.66 FEET TO THE PLACE OF BEGINNING. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 1.876 ACRES OF LAND, MORE OR LESS.

THE BEARINGS IN THE DESCRIPTION ABOVE ARE BASED ON THE SOUTH LINE OF THIS TRACT AND THE SOUTH LINE SAID REFERRED 4.00 ACRE TRACT AND 6.00 ACRE TRACT AS HAVING A COURSE OF SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST, AS STATED IN REFERENCED DEEDS TO SAID 4.00 AND 6.00 ACRE TRACTS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/21/2013 and recorded in Document 2013-37962 real property records of Hardin County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 09/05/2023

Time: 10:00 AM

Place: Hardin County, Texas at the following location: THE COMMISSIONER'S COURT ROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS. WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by JOSHUA R. HANNA, provides that it secures the payment of the indebtedness in the original principal amount of \$122,735.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT INDIVIDUALLY OR PERSONALLY BUT SOLELY IN ITS CAPACITY AS TRUSTEE ON BEHALF OF THE ICW MAT TRUST is the current mortgagee of the note and deed of trust and SELENE FINANCE LP is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT INDIVIDUALLY OR PERSONALLY BUT SOLELY IN ITS CAPACITY AS TRUSTEE ON BEHALF OF THE ICW MAT TRUST c/o SELENE FINANCE LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 7-20-23 I filed this Notice of Foreclosure Sale at the office of the Hardin County Clerk and caused it to be posted at the location directed by the Hardin County Commissioners Court.