

SURCIRA LLC, a Wyoming limited liability company., Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED FOR RECORD

2024 JAN 16 PM 2:06

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS

BY Jon Tillman

Randy Lynn Gray
Donna Lynn Burge

711 E 1st Street, Kountze, TX 77625

Sent via first class mail and CMRR # 9489 0178 9820 3022 2266 44 on 01.12.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Randy Lynn Gray and Donna Lynn Burge executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hardin County, Texas and is recorded under Clerk's File/Instrument Number 2020-109847, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6th day of February, 2024

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hardin County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

BEING a 0.5651 acre tract or parcel of land being all of Lots 1, 2,7 and 8, Block 27 of the J.J. Allums First Bevil Addition, a subdivision of the City of Kountze, Hardin County, Texas, according to the plat thereof recorded in Volume 2, Pages 192 and 193, Plat Records, Hardin County, Texas and being all of that certain called TRACT I and TRACT II as described in a "General Warranty Deed" from Ernest L. Thomas and wife, Dorothy W. Thomas to Ernest L. Thomas and Dorothy W. Thomas, husband and wife, as recorded in Inst No. 2014-45513, Official Public Records, Hardin County, Texas, said 0.5651 acre

tract being more particularly described as follows: NOTE: All bearings are referenced to the West line of the said Lots 7 as NORTH 15° 00' 00" WEST as recorded in the above referenced Volume 2, Pages 192 and 193, Plat Records, Hardin County, Texas. All set 5/8" iron rods set with caps stamped "M.W. Whiteley & Associates". BEGINNING at a 1" iron rod found for the Northwest corner of the tract herein described, said corner also being the Northwest corner of the said lot 7 and the Northeast corner of lot 6, Block 27 of the said JJ. Allums First Bevil Addition and said corner being the Northwest corner of the said Thomas TRACT II and the Northeast corner of that certain tract of land as described in "Warranty Deed" from John A. Gilder to Hamidullah Akbar and wife, Ruby Akbar as recorded in Volume 790, Page 105, Deed Records, Hardin County, Texas and said corner being in the South right-of-way line of Second Street (unimproved)(based on a width of 55 1/2 feet) and said corner bears NORTH 72° 16' 41" EAST a distance of 111.39 feet from a 5/8" iron rod found for the Northwest corner of the said Block 27, the same being the Northwest corner of Lot 5, Block 27 of the said JJ. Allums First Bevil Addition, the same being the Northwest corner of the said Akbar tract and being the Intersection of the South right-of-way line of Second Street and the East right-of-way line of N. Ash Street (called Avenue G per plat) (based on a width of 55 1/2 feet); THENCE NORTH 72° 16' 41" EAST, along and with the North line of the said Lots 7 and 8 and the South right-of-way line of Second Street, for a distance of 111.00 feet to a 5/8" iron set for corner, said corner being the Northeast corner of the said Block 27, the same being the Northeast corner of the said lot 8 and the Northeast corner of the said Thomas TRACT I and being the intersection of the South right-of- way line of Second Street and the West right-of-way line of N. Walnut Street (called Avenue H per plat) (based on a width of 55 1/2 feet); THENCE SOUTH 15° 00' 00" EAST, along and with the East line of the said lots 8 and 1 and the West right-of-way line of N. Walnut Street, the same being the East line of the said Thomas TRACT II and TRACT I, for a distance of 222.00 feet to a 5/8" iron rod set for corner, said corner being the Southeast corner of the said Block 27, the same being the Southeast corner of the said Lot 1, the Southeast corner of the said Thomas TRACT I and being the intersection of the West right-of-way line of N. Walnut Street and the North right-of-way line of E. 1st Street (called First Street per plat) {based on a width of 55 ½ feet); THENCE SOUTH 72° 16' 41" WEST, along and with the South line of the said Lots 1 and 2 and the North line of E. 1st Street, the same being the South line of the said Thomas TRACT I, for a distance of 111.00 feet to a 5/8" iron rod set for corner, said corner being the Southwest corner of the said lot 2 and the Southeast corner of Lot 3, Block 27 of the said J.J. Allums First Bevil Addition and being the Southwest corner of the said Thomas TRACT I and the Southeast corner of that certain tract of land as described in a "Deed" from W. B. Cariker to Nura Dean Grisby as recorded in Volume 763, Page 327, Deed Records, Hardin County, Texas; HENCE NORTH 15 00' 00" WEST, along and with the West line of the said Lots 2 and 7 and the East line of the said Lots 3 and 6, the same being the boundary between the tract herein described and the East line of the said Grisby tract and the East line of the remainder of that certain tract of land as described in a deed from W.B. Cariker to Ruthie Nell Burrows as recorded in Volume 736, Page 600, Deed Records, Hardin County, Texas, save and except that certain tract of land as described in Volume 663, Page 777, Deed Records, Hardin County, Texas and the East line of the remainder of that certain tract of land as described in a "Deed with Vendor's Lien" from W.B. Canker to John A. Gilder as recorded in Volume 748, Page 554, Deed Records, Hardin County, Texas, passing at a

distance of 151.67 feet a 1" iron rod found for the Northeast corner of the said Gilder tract and the Southeast corner of the said Akbar tract and continuing along and with the boundary between the tract herein described and the East line of the said Akbar tract, for a distance of 222.00 feet to the POINT OF BEGINNING and containing 0.5651 Acres, more or less.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

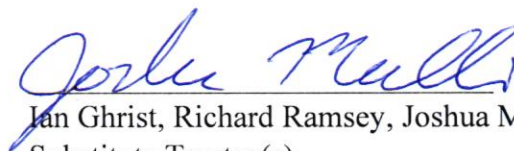
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Jan Ghrist, Richard Ramsey, Joshua Mullins
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136