

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2024 APR 16 AM 11:18

DATE: April 16, 2024

DEED OF TRUST:

Date: May 4, 2023
Grantor: John Adam Hamilton & Crystal Angelica Hamilton
Beneficiary: Texas Pines Properties, LLC, a Texas Limited Liability Company
Trustee: Elliott Moreton
Address: P.O. Box 959, Edinburg, Texas 78540

CONNIE BECTON
 COUNTY CLERK
 HARDIN COUNTY, TEXAS
Ashley Halled

Recording Information: Recorded under Document Number **137149** of the Official Records Hardin County, Texas
Property: As Described in Exhibits 'A' & 'B' hereto attached

NOTE:

Date: May 4, 2023
Amount: \$368,977.00
Debtor: John Adam Hamilton & Crystal Angelica Hamilton
Holder: Texas Pines Properties, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): May 7, 2024

Earliest Time of Sale of Property: 10 AM

Place of Sale of Property (including county): Place of Sale of Property (including county): 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

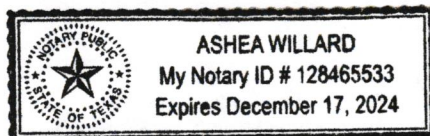
Elliott Moreton, Trustee

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on this day **April 16, 2024** by **Elliott Moreton, Trustee**.

Ashea Willard

 Notary Public, State of Texas



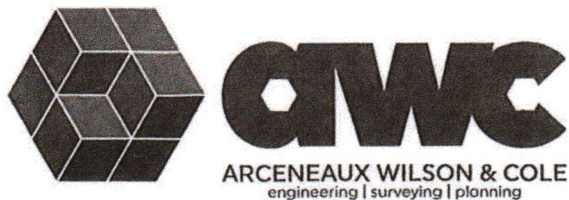


EXHIBIT "A"

TRACT 23

DESCRIPTION OF A 11.931 ACRES TRACT OF LAND IN THE THE WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 HARDIN COUNTY, TEXAS

Being a 11.931 acres tract of land in the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and being a portion of that certain tract of land (called "651.084 acres"), described in that certain instrument to Texas Pines Properties, LLC, recorded under Instrument No. 2019-97105 in the Official Public Records of Hardin County, Texas, and the herein described tract of land being more particularly described as follows:

FOR LOCATIVE PURPOSES COMMENCING at a concrete monument stamped "O.S.L.-51" found in the west line of the GREENBURY DORSEY SURVEY, ABSTRACT No. 196 for the northeast corner of the H. T. & B. RR. SURVEY, ABSTRACT No. 690 and the common southeast corner of the said WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, and of the said "651.084 acres" tract of land, the said concrete monument having a State Plane Coordinate value of North 10,175,624.69' and East 4,183,770.84';

THENCE North 23 deg. 41 min. 42 sec. West, a total distance of 3889.86 feet, to a point (not marked) for the northwest corner and **POINT OF BEGINNING** of the said herein described tract of land, the said point having a State Plane Coordinate value of North 10,179,186.63' and East 4,182,207.63';

THENCE over and across the said "651.084 acres" tract, the following two (2) courses:

North 86 deg. 30 min. 14 sec. East, a total distance of 30.08 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a reference point;

Continuing North 86 deg. 30 min. 14 sec. East, a total distance of 1313.48 feet, to a 1/2" steel rod with "AW&C LLC" cap set in the common east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, and the said "651.084 acres" tract, and the common west line of the GREENBURY DORSEY SURVEY, SECTION No. 5, ABSTRACT No. 195, and that certain tract of land (called "188.40 acres"), described in that certain instrument to Adirondack Timber Co. INC., recorded in Volume 1298, Page 532, Official Public Records of Hardin County, Texas, for the northeast corner of the herein described tract of land;

South 03 deg. 28 min. 16 sec. East (called South 0 deg. 23 min. 49 sec. East), along and with the common east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, and the said "651.084 acres" tract, and the common west line of the GREENBURY DORSEY SURVEY, SECTION No. 5, ABSTRACT and the said "188.40 acres" tract, a total distance of 382.81 feet, to a 1/2" steel rod with "AW&C LLC" cap set for the southeast corner of the herein described tract of land;



THENCE over and across the said "651.084 acres" tract, the following three (3) courses:

South 86 deg. 30 min. 14 sec. West, a total distance of 1341.73 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a reference point;

Continuing South 86 deg. 30 min. 14 sec. West, a total distance of 30.08 feet, to a point (not marked);

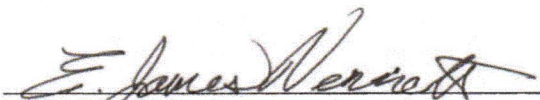
North 00 deg. 45 min. 01 sec. East, a total distance of 383.87, returning back to the POINT OF BEGINNING and containing 11.931 acres of land, more or less.

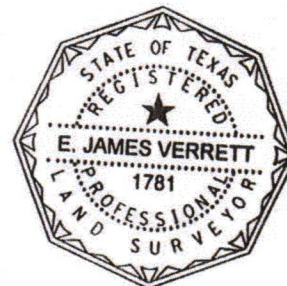
NOTES:

Dimensions indicated herein are grid dimensions determined by G.P.S. surveying, based upon the Allterra Central, Trimble V.R.S. R.T.K. G.P.S. Network, referenced to the (N.A.D. 83) Texas State Plane Coordinate System, Central Zone (4203) and the North American Vertical Datum of 1988 (NAVD 88) with geoid model "Geoid18". Coordinate, distance and elevation dimension units are U.S. Survey Feet.

Convergence angle: 03° 05' 09.92262", scale factor of 0.999928932 and combined factor of 0.999928841 at the P.O.C., the Point of Commencing ("Corpscon v6.0.1" U.S.A.C.E.).

See accompanying Plat.
Prepared: March 7, 2023
Job No. LS22-003 - TRACT 23

By: 
E. James Verrett
Texas Registered Professional Land Surveyor No. 1781



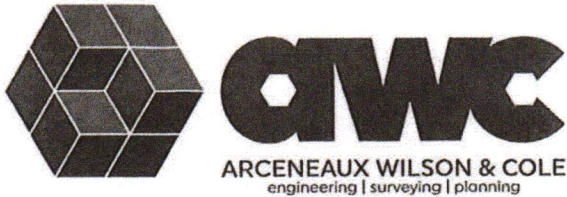


EXHIBIT "A"

TRACT 24

**DESCRIPTION OF A 14.090 ACRES TRACT OF LAND IN THE
THE WILLIAM DUNBAR SURVEY, ABSTRACT No. 189
HARDIN COUNTY, TEXAS**

Being a 14.090 acres tract of land in the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and being a portion of that certain tract of land (called "651.084 acres"), described in that certain instrument to Texas Pines Properties, LLC, recorded under Instrument No. 2019-97105 in the Official Public Records of Hardin County, Texas, and the herein described tract of land being more particularly described as follows:

FOR LOCATIVE PURPOSES COMMENCING at a concrete monument stamped "O.S.L.-51" found in the west line of the GREENBURY DORSEY SURVEY, ABSTRACT No. 196 for the northeast corner of the H. T. & B. RR. SURVEY, ABSTRACT No. 690 and the common southeast corner of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, and of the said "651.084 acres" tract of land, the said concrete monument having a State Plane Coordinate value of North 10,175,624.69' and East 4,183,770.84';

THENCE North 22 deg. 25 min. 41 sec. West, a total distance of 4335.68 feet, to a point for corner (not marked) for the northwest corner and **POINT OF BEGINNING** of the said herein described tract of land, the said point having a State Plane Coordinate value of North 10,179,632.41' and East 4,182,116.68';

THENCE over and across the said "651.084 acres" tract, the following three (3) courses:

North 86 deg. 30 min. 14 sec. East, a total distance of 32.73 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a reference point;

Continuing North 86 deg. 30 min. 14 sec. East, a total distance of 1270.88 feet, more or less, to a point (not marked) in the northerly descending bank of Beaumont Creek;

Southeasterly, along and with the said descending bank of Beaumont Creek, a total distance 110.62 feet, more or less, to a point (not marked) in the common east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and the said "651.084 acres" tract, and the common west line of the GREENBURY DORSEY SURVEY, SECTION No. 5, ABSTRACT No. 195 and that certain tract of land (called "188.40 acres"), described in that certain instrument to Adirondack Timber Co. INC., recorded in Volume 1298, Page 532, Official Public Records of Hardin County, Texas, for the northeast corner of the said herein described tract of land;

THENCE South 03 deg. 28 min. 16 sec. East (called South 0 deg. 23 min. 49 sec. East), along and with the common east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and the said "651.084 acres" tract, and the common west line of the GREENBURY DORSEY SURVEY, SECTION No. 5, ABSTRACT No. 195 and the said "188.40 acres" tract, a total distance of 412.23 feet, more or less, to a 1/2" steel rod with "AW&C LLC" cap set for the southeast corner of the herein described tract of land;

THENCE over and across the said "651.084 acres" tract, the following seven (7) courses:

South 86 deg. 30 min. 14 sec. West, a total distance of 1313.48 feet, to a 1/2" steel rod with "AW&C LLC" cap set for a reference point;



Continuing South 86 deg. 30 min. 14 sec. West, a total distance of 30.08 feet, to a point for corner (not marked) and the beginning of a curve to the left;

Along and with the said curve to the left having a radius of 436.00 feet, an arc length of 94.83 feet, a central angle of 13 deg. 35 min. 03 sec., a chord length of 103.37 feet and a chord bearing of North 06 deg. 02 min. 31 sec. West, to a point (not marked) for the end of said curve;

North 12 deg. 50 min. 02 sec. West, a total distance of 83.03 feet, to a point (not marked);

North 10 deg. 17 min. 21 sec. West, a total distance of 175.70, to a point (not marked) and the beginning of a curve to the left;

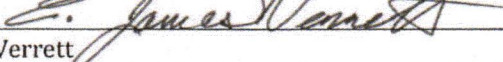
Along and with the said curve to the left having a radius of 282.00 feet, an arc length of 94.83 feet, a central angle of 19 deg. 16 min. 03 sec., a chord length of 94.83 feet and a chord bearing of North 18 deg. 42 min. 17 sec. West, to a point (not marked) for the end of said curve, returning back to the **POINT OF BEGINNING** and containing 14.090 acres of land, more or less.

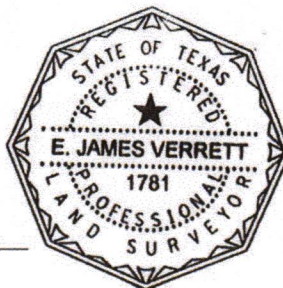
NOTES:

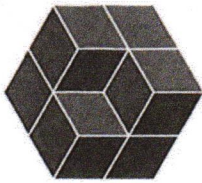
Dimensions indicated herein are grid dimensions determined by G.P.S. surveying, based upon the Allterra Central, Trimble V.R.S. R.T.K. G.P.S. Network, referenced to the (N.A.D. 83) Texas State Plane Coordinate System, Central Zone (4203) and the North American Vertical Datum of 1988 (NAVD 88) with geoid model "Geoid18". Coordinate, distance and elevation dimension units are U.S. Survey Feet.

Convergence angle: 03° 05' 09.92262", scale factor of 0.999928932 and combined factor of 0.999928841 at the P.O.C., the Point of Commencing ("Corpscon v6.0.1" U.S.A.C.E.).

See accompanying Plat.
Prepared: March 7, 2023
Job No. LS22-003 - TRACT 24

By: 
E. James Verrett
Texas Registered Professional Land Surveyor No. 1781





TRACT 25

**DESCRIPTION OF A 16.512 ACRES TRACT OF LAND IN THE
THE WILLIAM DUNBAR SURVEY, ABSTRACT No. 189
HARDIN COUNTY, TEXAS**

Being a 16.512 acres tract of land in the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and being a portion of that certain tract of land (called "651.084 acres"), described in that certain instrument to Texas Pines Properties, LLC, recorded under Instrument No. 2019-97105 in the Official Public Records of Hardin County, Texas, and the herein described tract of land being more particularly described as follows:

FOR LOCATIVE PURPOSES COMMENCING at a concrete monument stamped "O.S.L.-51" found in the west line of the GREENBURY DORSEY SURVEY, ABSTRACT No. 196 for the northeast corner of the H. T. & B. RR. SURVEY, ABSTRACT No. 690 and the common southeast corner of the said WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, and of the said "651.084 acres" tract of land, the said concrete monument having a State Plane Coordinate value of North 10,175,624.69' and East 4,183,770.84';

THENCE North 22 deg. 25 min. 41 sec. West, a total distance of 4335.68 feet, to a point for corner (not marked) for the southwest corner and **POINT OF BEGINNING** of the said herein described tract of land, the said point having a State Plane Coordinate value of North 10,179,632.41' and East 4,182,116.68';

THENCE over and across the said "651.084 acres" tract, the following five (5) courses:

North 28 deg. 20 min. 18 sec. West, a total distance of 1701.85 feet, to a point (not marked);

Northeasterly along and with the descending bank of Beaumont Creek, a total distance of 30.57 feet, more or less, to a point (not marked) in the northerly bank of Beaumont Creek;

Continuing along and with the northerly bank of Beaumont Creek, a total distance 2362.65 feet, more or less, to a point (not marked) for the southeast corner of the said herein described tract of land;

South 86 deg. 30 min. 14 sec. West, a total distance of 1270.88 feet, more or less, to a 1/2" steel rod with "AW&C LLC" cap set for a reference point;

Continuing South 86 deg. 30 min. 14 sec. West, a total distance of 30.08 feet, returning back to the **POINT OF BEGINNING** and containing 16.512 acres of land, more or less.

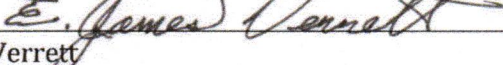


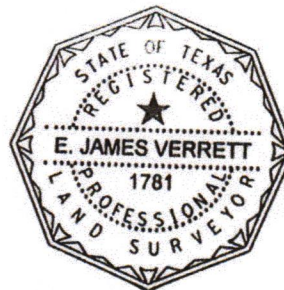
NOTES:

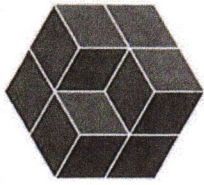
Dimensions indicated herein are grid dimensions determined by G.P.S. surveying, based upon the Allterra Central, Trimble V.R.S. R.T.K. G.P.S. Network, referenced to the (N.A.D. 83) Texas State Plane Coordinate System, Central Zone (4203) and the North American Vertical Datum of 1988 (NAVD 88) with geoid model "Geoid18". Coordinate, distance and elevation dimension units are U.S. Survey Feet.

Convergence angle: 03° 05' 09.92262", scale factor of 0.999928932 and combined factor of 0.999928841 at the P.O.C., the Point of Commencing ("Corpscon v6.0.1" U.S.A.C.E.).

See accompanying Plat.
Prepared: March 7, 2023
Job No. LS22-003 – TRACT 25

By: 
E. James Verrett
Texas Registered Professional Land Surveyor No. 1781





TRACT 27

**DESCRIPTION OF A 12.581 ACRES TRACT OF LAND IN THE
THE WILLIAM DUNBAR SURVEY, ABSTRACT No. 189
HARDIN COUNTY, TEXAS**

Being a 12.581 acres tract of land in the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and being a portion of that certain tract of land (called "651.084 acres"), described in that certain instrument to Texas Pines Properties, LLC, recorded under Instrument No. 2019-97105 in the Official Public Records of Hardin County, Texas, and the herein described tract of land being more particularly described as follows:

FOR LOCATIVE PURPOSES COMMENCING at a concrete monument stamped "O.S.L.-51" found in the west line of the GREENBURY DORSEY SURVEY, ABSTRACT No. 196 for the northeast corner of the H. T. & B. RR. SURVEY, ABSTRACT No. 690 and the common southeast corner of the said WILLIAM DUNBAR SURVEY, ABSTRACT No. 189, and of the said "651.084 acres" tract of land, the said concrete monument having a State Plane Coordinate value of North 10,175,624.69' and East 4,183,770.84';

THENCE North 23 deg. 23 min. 55 sec. West, a total distance of 5505.30 feet, to a point for corner (not marked) for the northwest corner and **POINT OF BEGINNING** of the said herein described tract of land, the said point having a State Plane Coordinate value of North 10,180,677.25' and East 4,181,584.53';

THENCE over and across the said "651.084 acres" tract, the following two (2) courses:

North 86 deg. 30 min. 14 sec. East, a total distance of 31.08 feet, to a 1/2" steel rod with "AW&C LLC" cap set for corner;

Continuing North 86 deg. 30 min. 14 sec. East, a total distance of 1844.18 feet, to a 1/2" steel rod with "AW&C LLC" cap set in the common east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and the said "651.084 acres" tract, and the common west line of the GREENBURY DORSEY SURVEY, SECTION No. 5, ABSTRACT No. 195 and that certain tract of land (called "188.40 acres"), described in that certain instrument to Adirondack Timber Co. INC., recorded in Volume 1298, Page 532, Official Public Records of Hardin County, Texas, for the northeast corner of the herein described tract of land;

South 03 deg. 28 min. 16 sec. East (called South 00 deg. 23 min. 49 sec. East), along and with the common east line of the WILLIAM DUNBAR SURVEY, ABSTRACT No. 189 and the said "651.084 acres" tract, and the common west line of the GREENBURY DORSEY SURVEY, SECTION No. 5, ABSTRACT No. 195 and the said "188.40 acres" tract, a total distance of 1116.62 feet, more or less, to a point (not marked) in the northerly bank of Beaumont Creek;



THENCE over and across the said "651.04 acres" tract, the following five (5) courses:

Northwesterly along and with the bank of Beaumont Creek, a total distance of 1235.66 feet, more or less, to a point (not marked);

North 03 deg. 28 min. 16 sec. West, a total distance of 610.88 feet, more or less, to a 1/2" steel rod with "AW&C LLC" cap set for corner;

South 86 deg. 30 min. 14 sec. West, a total distance of 1170.38, to a 1/2" steel rod with "AW&C LLC" cap set for reference point;

Continuing South 86 deg. 30 min. 14 sec. West, a total distance of 31.08, to a point for corner (not marked);

North 18 deg. 39 min. 07 sec. West, a total distance of 51.81 feet, returning back to the **POINT OF BEGINNING** and containing 12.581 acres of land, more or less.

NOTES:

Dimensions indicated herein are grid dimensions determined by G.P.S. surveying, based upon the Allterra Central, Trimble V.R.S. R.T.K. G.P.S. Network, referenced to the (N.A.D. 83) Texas State Plane Coordinate System, Central Zone (4203) and the North American Vertical Datum of 1988 (NAVD 88) with geoid model "Geoid18". Coordinate, distance and elevation dimension units are U.S. Survey Feet.

Convergence angle: 03° 05' 09.92262", scale factor of 0.999928932 and combined factor of 0.999928841 at the P.O.C., the Point of Commencing ("Corpscon V6.01" U.S.A.C.E.).

See accompanying Plat.
Prepared: March 7, 2023
Job No. LS22-003 - TRACT 27

By: E. James Verrett
E. James Verrett
Texas Registered Professional Land Surveyor No. 1781

