

Notice of Foreclosure Sale

1. *Property to Be Sold:* SEE ATTACHED

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's Document No. 2019001337 of the Real Property Records of Cass County, Texas.

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

Date: October 3, 2023

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The sale will take place in the Cass County Courthouse in Linden, Texas, 100 E. Houston St., the North Entrance of the Cass County Courthouse located at 100 E. Houston St., or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

If the beneficiary postpones, withdraws, or reschedules the sale for another day, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the Deed of Trust up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

2023 SEP 13 PM 3:14
CASS COUNTY CLERK
AMY L. WAINWRIGHT
CLERK

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Sharon Hinton.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the Note in the original principal amount of \$108,006.00 dated March 9, 2019 executed by Sharon Hinton payable to the order of Secure Covenant Interests, LTD. Secure Covenant Interests, LTD is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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 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

Dated: September 12, 2023

Sheryl LaMont

**James W. King, Robert LaMont, Sheryl
LaMont, Allan Johnston, Ronnie Hubbard,
Kelly Goddard, David Garvin**

Substitute Trustee

6420 Wellington Place

Beaumont, Texas 77706

(409) 860-9000 – Telephone

(409) 860-9199 – Facsimile

Email: jwk@offeranking.com

Exhibit A

Property Description - Tract No. 1

All that certain tract or parcel of land being a part of the A.D. Duncan Readright Survey, A-251, Cass County, Texas and being a part of a 34.4005 Acre tract as described in Warranty Deed from Cletas W. Killough and wife, Linda Ann Killough to Secure Covenant Interests, LTD dated May 3, 2018, recorded in Document No. 2018001923 of the Official Public Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a found 1/2" rebar for corner at an existing fence corner at the Northeast corner of the above described 34.4005 Acre tract of land, same being the Southeast corner of a 26.677 Acre tract as described in Warranty Deed to Timothy Tasi, et ux, recorded in Volume 1163, Page 779 of the Official Public Records of Cass County, Texas, same being on the West boundary line of a 53.34 Acre tract as described in Warranty Deed to James N. Storie, et ux, recorded in Volume 1163, Page 786 of the Official Public Records of Cass County, Texas;

THENCE: S 00°11'44" E, with the East boundary line of the above described 34.4005 Acre tract, same being the West boundary line of the above described 53.34 Acre tract, passing at 187.94 feet a found 5/8" rebar and continuing a total distance of 395.19 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4974 Typical) for corner;

THENCE: S 81°56'05" W, 1583.52 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 08°01'55" E, 372.85 feet to a set 5/8" rebar with plastic cap for corner on the North Right-of-Way line of County Road No. 1757;

THENCE: S 79°54'39" W, with the North Right-of-Way line of County Road No. 1757, 109.33 feet to a found 5/8" rebar for corner;

THENCE: S 82°08'30" W, with the North Right-of-Way line of County Road No. 1757, 112.63 feet to a found Type 2 Right-of-Way Marker for corner;

THENCE: N 84°17'43" W, with the North Right-of-Way line of County Road No. 1757, 128.21 feet to a found Type 2 Right-of-Way Marker for corner on the East Right-of-Way line of U.S. Highway No. 59;

THENCE: N 03°42'38" W, with the East Right-of-Way line of U.S. Highway No. 59, 362.71 feet to a found 1/2" rebar for corner;

THENCE: N 81°58'36" E, with the North boundary line of the above described 34.4005 Acre tract, same being the South boundary line of a 26.67 Acre tract as described in Warranty Deed to Frank Lopez, et ux recorded in Document No. 2011002586 of the Official Public Records of Cass County, Texas, 865.71 feet to a found 1/2" rebar for corner;

THENCE: N 81°57'42" E, with the North boundary line of the above described 34.4005 Acre tract, same being the South boundary line of the above described Tasi 26.67 Acre tract, 1139.97 feet to the POINT OF BEGINNING, containing 21.0386 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on April 11, 2018, operating within the parameters of WGS-84.

Exhibit B

Property Description - Tract No. 2

All that certain tract or parcel of land being a part of the A.D. Duncan Headright Survey, A-251, Cass County, Texas and being all of a 34.4005 Acre tract as described in Warranty Deed from Clates N. Killough and wife, Linda Ann Killough to Secura Covenant Interests, LTD dated May 3, 2018, recorded in Document No. 2018001923 of the Official Public Records of Cass County, Texas and being more particularly described as follows:

COMMENCING: At a found 1/2" rebar for corner at an existing fence corner at the Northeast corner of the above described 34.90 Acre tract of land, same being the Southeast corner of a 26.677 Acre tract as described in Warranty Deed to Timothy Testi, et ux, recorded in Volume 1163, Page 779 of the Official Public Records of Cass County, Texas, same being on the West boundary line of a 53.34 Acre tract as described in Warranty Deed to James N. Storie, et ux, recorded in Volume 1163, Page 785 of the Official Public Records of Cass County, Texas;

THENCE: S 00°11'44" E, with the East boundary line of the above described 34.4005 Acre tract, same being the West boundary line of the above described 53.34 Acre tract, passing at 187.94 feet a found 5/8" rebar and continuing a total distance of 395.19 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner and being the POINT OF BEGINNING for the herein described tract of land;

THENCE: S 81°58'05" W, 1583.52 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 08°01'55" E, 372.85 feet to a set 5/8" rebar with plastic cap for corner on the North Right-of-Way line of County Road No. 1757;

THENCE: N 79°54'39" E, with the North Right-of-Way line of County Road No. 1757, 70.56 feet to a found 5/8" rebar for corner;

THENCE: N 81°31'01" E, with the North Right-of-Way line of County Road No. 1757, 186.00 feet to a found 5/8" rebar for corner;

THENCE: N 81°55'27" E, with the North Right-of-Way line of County Road No. 1757, 270.22 feet to a found 5/8" rebar for corner;

THENCE: N 81°28'00" E, with the North Right-of-Way line of County Road No. 1757, 273.27 feet to a found 5/8" rebar for corner;

THENCE: N 83°57'12" E, with the North Right-of-Way line of County Road No. 1757, 730.34 feet to a found 1/2" rebar for corner at an existing fence corner;

THENCE: N 00°15'13" W, along an existing fence line, same being the East boundary line of the above described 34.4005 Acre tract, same being the West boundary line of a 18.88 Acre tract as described in Warranty Deed to Dazell Hoffman, et ux, recorded in Document No. 2011001215 of the Official Public Records of Cass County, Texas, 309.37 feet to a found 5/8" rebar for corner at an existing fence corner;

THENCE: N 00°11'44" W, with the East boundary line of the above described 34.4005 Acre tract, same being the West boundary line of the above described 53.34 Acre tract, 85.82 feet to the POINT OF BEGINNING, containing 13.3619 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on April 11, 2018, operating within the parameters of WGS-84.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Amy L. Vamell

Amy L. Vamell, County Clerk
Cass County, Texas

March 22, 2019 09:38:54 AM

FEE: \$50.00 2019001337