

Notice of Substitute Trustee's Sale

Date: June 7, 2024
Substitute Trustee: Jeff "Marty" Barnhill
Lender: Hicks Operating Company, L.L.C.
Note: Original principal sum of \$63,000.00 dated February 18, 2022

Deed of Trust

Date: February 18, 2022
Grantor: Kimberly S. Welch
Lender: Hicks Operating Company, L.L.C.

FILED FOR RECORD
June 7, 2024
AT 2:15 O'CLOCK P M
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY [Signature]

Recording Information:

That certain Deed of Trust dated February 18, 2022 executed by Kimberly S. Welch to Elizabeth Bramlett, Trustee for Hicks Operating Company, L.L.C., recorded in Volume 441, Page 621, of the Official Public Records of San Augustine County, Texas.

Property:

Being a tract of land, in the City of San Augustine, Texas, a part of the E. QUIRK SURVEY, A-35, San Augustine County, Texas, and being the middle one-third (1/3) of Lot No. 146 of Block 21 of the City of San Augustine, Texas, and being more particularly described by metes and bounds in the Exhibit "A" attached hereto and made a part hereof for any and all purposes; and

SAVE AND EXCEPT, HOWEVER, that certain 15' by 26-2/3' parcel of land conveyed as an alleyway by T.W.M. Baggett to the City of San Augustine in Deed dated November 23, 1911 and recorded in Vol. 47, Page 150 of the Deed Records of San Augustine County, Texas, to which instrument and the record thereof reference is hereby made for all purposes.

County: San Augustine County, Texas

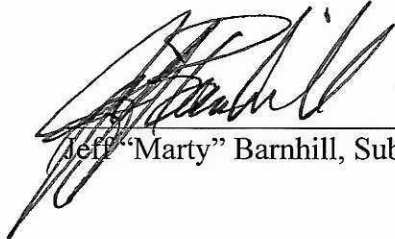
Date of Sale (first Tuesday of month): July 2, 2024

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: San Augustine County Courthouse in San Augustine, Texas, at the following location: The Northeast Corner of the Courthouse Square (The Stripling Pavilion) or as designated by the County Commissioners.

Elizabeth Bramlett is Trustee under the Deed of Trust. Lender has appointed Jeff "Marty" Barnhill as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Jeff "Marty" Barnhill, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.

& Posted

FILED FOR RECORD
June 7, 2024
AT *2:18* O'CLOCK *P* M
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY *Rhonda Perry*

EXHIBIT "A"

SECOND TRACT: BEING a tract of land, in the City of San Augustine, Texas, a part of the E. QUIRK SURVEY, A-35, San Augustine County, Texas, and being the land described in the Parcel Five, First and Second Tracts, and Parcel Six in the Special Warranty Deed from Susan M. Morris to Kathleen Sue Boyer dated August 27, 2014, recorded in Vol. 302, Page 180, and the Special Warranty Deed from Steven M. McIver to Kathleen Sue Boyer dated August 25, 2014, recorded in Vol. 302, Page 185, Real Property Records, San Augustine County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a point on the North line of said Lot No. 146, being 26 ft., and 8 inches East from the NWC of said lot;

THENCE S. in a line parallel with the WBL of said lot, 150 feet to a point on the South line of said Lot and 26 feet and 8 inches East from the SWC of same;

THENCE E. with the South line of said lot 26 feet and 8 inches;

THENCE N. and parallel with said West line 160 feet to a point on the South line of Columbia Street, 26 feet and 8 inches from point of beginning;

THENCE W. with the South margin of Columbia Street, 26 feet and 8 inches to the Place of Beginning, and being the middle one-third (1/3) of said Lot No. 146 of Block 21 of the City of San Augustine, Texas, and being the same property described in that certain Warranty Deed dated April 5, 1902, from Mrs. Jennie B. Holmes to T.W.M. Baggett, of record in Vol. W, Page 5 of the Deed Records of San Augustine County, Texas, to which instrument and the record thereof reference is hereby made for all purposes;

SAVE AND EXCEPT, HOWEVER, that certain 15' by 26-2/3' parcel of land conveyed as an alleyway by T.W.M. Baggett to the City of San Augustine in Deed dated November 23, 1911 and recorded in Vol. 47, Page 150 of the Deed Records of San Augustine County, Texas, to which instrument and the record thereof reference is hereby made for all purposes.

+ Posted

FILED FOR RECORD
June 7 2024
AT 2:15 O'CLOCK P M
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY *[Signature]*