

**Notice of Substitute Trustee's Sale**

FILED FOR RECORD  
2026 MAY -8 AM 10: 26

**Date:** May 5, 2026  
**Substitute Trustee:** Wayne Byley  
**Lender:** Frontage Investments Inc., A Texas Corporation  
**Note:** Original Principal sum of \$29,000.00 dated March 4, 2022

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Mace J...*

**Deed of Trust**

**Date:** March 4, 2022  
**Grantor:** Seth Newman and Lauren Castillo  
**Mortgagee:** Frontage Investments Inc., A Texas Corporation  
**Recording information:** Deed of Trust filed of records as Instrument No. 2022-124063 dated March 8, 2022, and Warranty Deed with Vendor's Lien filed of record as Instrument No. 2022-124062 dated March 8, 2022.  
**Property:** Being the real property located in Hardin County, Texas and being more fully described by metes and bounds in Exhibit "A" attached.

**County:** Hardin County, Texas  
**Date of Sale (first Tuesday of month):** June 2, 2026  
**Time of Sale:** 12:00 PM, or within five hours thereafter.  
**Place of Sale:** Hardin County Courthouse, 300 W Monroe St, Kountze, Texas in the lobby when you walk through the front doors near the cafe area.

Colby Morehead is Trustee under the Deed of Trust. Lender has appointed Wayne Byley 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.

A handwritten signature in cursive script, appearing to read "Wayne Byley", is written above a horizontal line.

Wayne Byley, Substitute Trustee



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

### TRACT 2

2.849 ACRES

### IN THE RICHARD TEEL SURVEY, ABSTRACT NUMBER 484 HARDIN COUNTY, TEXAS

BEING a 2.849 acre tract situated in the Richard Teel Survey, Abstract Number 484, Hardin County, Texas, being a portion of that certain called 74.288 acre tract described as "Tract 2" in instrument to Frontage Investments, Inc., recorded under instrument to Number 2021-119706 of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), said 2.849 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" found in the apparent common line between said Teel Survey and the J.F. Cotton Survey, Abstract Number 174, in the southeasterly right-of-way of Farm to Market Road 770 (F.M. 770, 100 feet wide), for the common northerly corner of said 74.288 acre tract and that certain 5 acre tract described in instrument to Sun Pipeline Company, recorded in Volume 199, Page 639 of the Deed Records of Hardin County, Texas (D.R.H.C.T.);

THENCE North 63°04'49" East, 216.61 feet, with the southeasterly margin of said FM 770, the northwesterly line of said 74.288 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 2.849 acre tract;

THENCE North 63°04'49" East, 214.78 feet, continuing with the southeasterly margin of said FM 770, the northwesterly line of said 74.288 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.849 acre tract;

THENCE South 03°26'19" East, 668.74 feet, severing, over and across said 74.288 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 74.288 acre tract and that certain tract shown to be owned by Edith Laird Johnson, per Hardin County Appraisal District (H.C.A.D.), ID Number 20823, being the southeasterly corner of the herein described 2.849 acre tract;

THENCE South 84°12'42" West, 197.16 feet, with the common line between said 74.288 acre tract and said Johnson tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 2.849 acre tract;

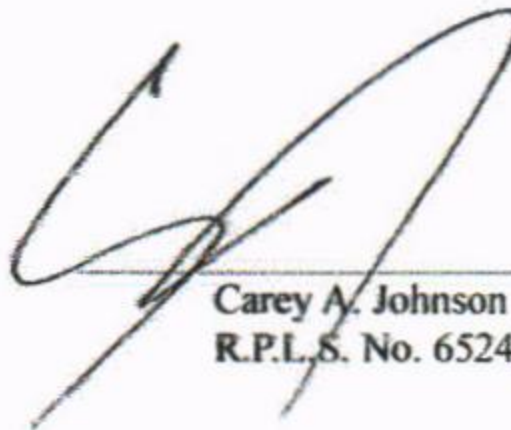
THENCE North 03°26'19" West, 591.24 feet, over and across said 74.288 acre tract, to the **POINT OF BEGINNING;**

CONTAINING a computed area of 2.849 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F284-01.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

November 18, 2021  
Date



Carey A. Johnson  
R.P.L.S. No. 6524