

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

STATE OF TEXAS

2025 OCT 15 AM 10:09

COUNTY OF HARDIN

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Brandi Jones*

WHEREAS, on January 30, 2019, Allegiant Industrial, LLC, a Texas limited liability company executed a Deed of Trust conveying to Lester Sanford, Trustee, the property herein described, to secure Richard L. Breaux and Camille Breaux Hasbrouck, Co-Trustees of the Breaux Family Trust, a Testamentary Trust created under the Wills of Merlin P. Breaux, Deceased and Margie Eva Breaux, Deceased in the payment of debts therein described, said Deed of Trust being recorded in Instrument No. 2019-92220, Deed of Trust Records, Hardin County, Texas; and

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

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and Camille Breaux Hasbrouck, Trustee of the Breaux Family Trust, a Testamentary Trust created under the Wills of Merlin P. Breaux, Deceased and Margie Eva Breaux, Deceased, the owner and holder of said indebtedness has requested the undersigned to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of November, 2025, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said property in the Commissioner's Court Room at the County Courthouse in Kountze, Hardin County, Texas, to the highest bidder for cash, subject however to any title exceptions and other matters set forth in the Deed of Trust or as may appear of record and to any rights of parties in possession.

Said property is described as follows:

See attached Exhibit A

WITNESS MY HAND this 14th day of October, 2025.

Bevil B. Wright

BEVIL B. WRIGHT,
Substitute Trustee

Exhibit "A"

TRACT I

Legal Description: 14.33 Acre Tract or Parcel of Land
A. Junker Survey, Abstract No. 337
Hardin County, Texas

BEING a 14.33 acre tract or parcel of land situated in the A. Junker Survey, Abstract No. 337, Hardin County, Texas and being out of and part of that certain called 194.7 acre tract of land as described in a "Special Warranty Deed" from Honey Island Plantation, L.P. to Merlin P. Breaux and Margie E. Breaux as recorded in Book 1388, Page 369, Official Public Records, Hardin County, Texas, said 14.33 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the Texas State Plane Coordinate System Central Zone NAD83 (2011). All acreages and distances are surface. All set 5/8" iron rods set with caps stamped "M.W. Whiteley & Associates".

COMMENCING at a boat spike found in the North line of the said 194.7 acre Breaux tract, said corner also being the intersection of the East right-of-way line of a 15 feet wide road and the South right-of-way line of a 12 1/2 feet wide road as shown on the plat of Brackin's Addition to Kountze as recorded in Volume 52, Page 214, Deed Records, Hardin County, Texas and said corner being in the North line of the said A. Junker Survey and the South line of the I.C. Herrington Survey, Abstract No. 639, Hardin County, Texas;

THENCE NORTH 86°49'32" EAST, along and with the boundary between the said 194.7 acre Breaux tract and the said Brackin's Addition to Kountze and the South line of that certain tract of land identified as Lot 13 conveyed to Simon Brackin as described in the final decree in the case of Mack Brackin, et al. vs. John Rhone Cause No. 1386 of the District Court of Hardin County, Texas as recorded in Volume 54, Page 465, Deed Records, Hardin County, Texas, the same being the common line between the said A. Junker Survey and the said I.C. Herrington Survey, for a distance of 716.02 feet to a 5/8" iron rod set for the Northwest corner and the **POINT OF BEGINNING** of the tract herein described;

THENCE NORTH 86°49'32" EAST, along and with the boundary between the said 194.7 acre Breaux tract and the said Simon Brackin Lot 13, the same being the common line between the said A. Junker Survey and the said I.C. Herrington Survey, for a distance of 128.76 feet to a 5/8" iron rod found for corner, said corner being an angle point in the North line of the said 194.7 acre Breaux tract;

THENCE NORTH 86°45'38" EAST, continuing along and with the boundary between the said 194.7 acre Breaux tract and the said Simon Brackin Lot 13, the same being the common line between the said A. Junker Survey and the said I.C. Herrington Survey, for a distance of 66.73 feet to a 5/8" iron rod found for corner, said corner being in the Southwesterly line of the former T. & N.O. Railroad right-of-way, said right-of-way conveyed by Southern Pacific Transportation Company to

the State of Texas as recorded in Volume 1032, Page 69, Official Public Records, Hardin County, Texas;

THENCE SOUTH 44°33'02" EAST, along and with the boundary between the tract herein described and the said State of Texas tract, for a distance of 1263.02 feet to a 5/8" iron rod set for corner;

THENCE SOUTH 02°08'49" EAST, over and across the said 194.7 acre Breaux tract, for a distance of 48.59 feet to a 5/8" iron rod set for corner;

THENCE SOUTH 81°08'13" WEST, continuing over and across the said 194.7 acre Breaux tract, for a distance of 925.64 feet to a 5/8" iron rod set for corner;

THENCE NORTH 08°51'47" WEST, continuing over and across the said 194.7 acre Breaux tract, for a distance of 1093.40 feet to the **POINT OF BEGINNING** and containing 14.33 Acres, more or less.

TRACT II

Legal Description: 5.67 Acre Tract or Parcel of Land
A. Junker Survey, Abstract No. 337
Hardin County, Texas

BEING a 5.67 acre tract or parcel of land situated in the A. Junker Survey, Abstract No. 337, Hardin County, Texas and being out of and part of that certain called 194.7 acre tract of land as described in a "Special Warranty Deed" from Honey Island Plantation, L.P. to Merlin P. Breaux and Margie E. Breaux as recorded in Book 1388, Page 369, Official Public Records, Hardin County, Texas, said 14.33 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the Texas State Plane Coordinate System Central Zone NAD83 (2011). All acreages and distances are surface. All set 5/8" iron rods set with caps stamped "M.W. Whiteley & Associates".

COMMENCING at a boat spike found in the North line of the said 194.7 acre Breaux tract, said corner also being the intersection of the East right-of-way line of a 15 feet wide road and the South right-of-way line of a 12 1/2 feet wide road as shown on the plat of Brackin's Addition to Kountze as recorded in Volume 52, Page 214, Deed Records, Hardin County, Texas and said corner being in the North line of the said A. Junker Survey and the South line of the I.C. Herrington Survey, Abstract No. 639, Hardin County, Texas;

THENCE NORTH 86°49'32" EAST, along and with the boundary between the said 194.7 acre Breaux tract and the said Brackin's Addition to Kountze and the South line of that certain tract of land identified as Lot 13 conveyed to Simon Brackin as described in the final decree in the case of Mack Brackin, et al. vs. John Rhone Cause No. 1386 of the District Court of Hardin County, Texas as recorded in Volume 54, Page 465, Deed Records, Hardin County, Texas, the same being the

common line between the said A. Junker Survey and the said I.C. Herrington Survey, for a distance of 844.78 feet to a 5/8" iron rod found for corner, said corner being an angle point in the North line of the said 194.7 acre Breaux tract;

THENCE NORTH 86°45'38" EAST, continuing along and with the boundary between the said 194.7 acre Breaux tract and the said Simon Brackin Lot 13, the same being the common line between the said A. Junker Survey and the said I.C. Herrington Survey, for a distance of 66.73 feet to a 5/8" iron rod found for corner, said corner being in the Southwesterly line of the former T. & N.O. Railroad right-of-way, said right-of-way conveyed by Southern Pacific Transportation Company to the State of Texas as recorded in Volume 1032, Page 69, Official Public Records, Hardin County, Texas;

THENCE NORTH 86°32'54" EAST, along and with the North line of the said 194.7 acre Breaux tract, for a distance of 132.70 feet to a point for corner, said corner being in the Northeasterly line of the former T.&N.O. Railroad right-of-way and the Southwesterly right-of-way line of Hill Street;

THENCE SOUTH 44°33'02" EAST, along and with the Northeasterly line of the said State of Texas tract, formerly the Northeasterly line of the former T.&N.O. Railroad right-of-way and the Southwesterly right-of-way line of Hill Street, for a distance of 40.82 feet to a 5/8" iron rod set for the Northwest corner and the **POINT OF BEGINNING** of the tract herein described and said corner being the beginning of a curve turning to the left having a radius of 315.00 feet and being subtended by a chord bearing SOUTH 78°35'41" EAST having a chord length of 169.36 feet;

THENCE EASTERLY, along and with said curve and the Southerly right-of-way line of Hill Street, for an arc length of 171.47 feet to a 5/8" iron rod set for corner;

THENCE NORTH 83°26'15" EAST, along and with the Southerly right-of-way line of Hill Street, for a distance of 528.44 feet to a 5/8" iron rod set for corner;

THENCE SOUTH 02°08'49" EAST, over and across the said 194.7 acre Breaux tract, for a distance of 758.21 feet to a 5/8" iron rod set for corner, said corner being in the Northeasterly line of the State of Texas tract;

THENCE NORTH 44°33'02" WEST, along and with the Northeasterly line of the State of Texas tract, for a distance of 1025.46 feet to the **POINT OF BEGINNING** and containing 5.67 Acres, more or less.

2025-154999
CONNIE BECTON
COUNTY CLERK
2025 Aug 07 at 04:49 PM
HARDIN COUNTY, TEXAS
By: BJ, DEPUTY