

FILED FOR RECORD

2025 DEC 15 PM 12:17

NOTICE OF SUBSTITUTE TRUSTEE SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE SUBSTITUTE TRUSTEE, AS AUTHORIZED BY THE BENEFICIARY OF THE DEED OF TRUST, RECORDED UNDER INSTRUMENT NO. 2023-136568 OF THE PROPERTY RECORDS OF HARDIN COUNTY, TEXAS.

CONNIE BECTON
HARDIN COUNTY CLERK
HARDIN COUNTY, TEXAS
Connie Becton

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

WHEREAS, on or about June 13, 2023, VIET-LUU QUOC TRAN ("Grantor/Borrower"), executed a Deed of Trust ("Deed of Trust") and conveyed to LOAN T. TRAN, Grantee/Trustee, for the benefit of JUDY C. SAKATA ("Beneficiary/Holder") and recorded under INST NO. 2023-136568 of the Property Records of Hardin County, Texas certain real property being described as follows:

SEE EXHIBIT "A"

Also Known As: 9865 WINGFIELD DR., LUMBERTON, TX 77657 ("The Property").

to secure the payment of one certain Promissory Note (here in the "Note") therein described in the principal amount of SIXTY THOUSAND DOLLARS AND 00/100 (\$60,000.00) and monthly interest; and

WHEREAS, the Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

WHEREAS, JUDY C. SAKATA, the Holder of the Note described in said Deed of Trust and the Beneficiary of said document, appointed TUAN MINH PHAM, Attorney at Law, as the Substitute Trustee or Successor Substitute Trustee under **Instrument Number: 2025-158114** of the Property Records of Hardin County, Texas, and as corrected under **Instrument No. 2025-158125, recorded on December 15, 2025.**

WHEREAS, default has occurred of said Indebtedness under the Deed of Trust, and the principle balance, interests, and reasonable fees and costs are now due, and the Lender/Holder, JUDY C. SAKATA, has requested that the undersigned Substitute Trustee, and or his agent, to sell the herein described Property to satisfy said Indebtedness, at the time and place as follows:

FORECLOSURE SALE:

Date: January 6, 2026

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00pm - 4:00pm local time.

Place: The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's/Holder's bid may be by credit against the indebtedness secured by the lien.

NOTICE is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

The Foreclosure 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 Foreclosure 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 Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest 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.

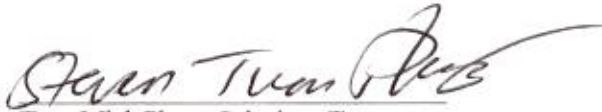
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.



Tuan Minh Pham, Substitute Trustee
Law Office of Steven Tuan Pham, PLLC
3000 Wilcrest Dr. Ste. 300
Houston, TX 77042
Phone: 713-517-6645; Fax: 713-383-6408
Email: StevenPhamEsq@yahoo.com

CERTIFICATE OF POSTING

I, TUAN MINH PHAM, certify under the penalty of perjury that on this day, December 15, 2025, that a copy the above referenced notice with Hardin County Clerk Office, to be posted at the Hardin County Courthouse this Notice of Substitute Trustee's Foreclosure Sale.



Tuan Minh Pham, Substitute Trustee
Law Office of Steven Tuan Pham, PLLC
3000 Wilcrest Dr. Ste. 300
Houston, TX 77042
Phone: 713-517-2095
Fax: 713-383-6408
Email: StevenPhamEsq@yahoo.com

EXHIBIT A - LEGAL DESCRIPTION

BEING a 10.910 acre tract or parcel of land situated in the Elisha Duncan League, Abstract No. 14, Hardin County, Texas and being all of Tracts 29, 30, 31, 37 and 38 of Glenn Acres, an unrecorded subdivision in Hardin County, Texas and being all of that certain called 2.76 acre tract being called Lot 29, that certain called 1.85 acre tract being called Lot 30 and that certain called 1.850 acre tract being called Lot 31 as described in "Tax Resale Deed" from the County of Hardin to Becky Sumlin as recorded in Volume 1859, Page 486, Official Public Records, Hardin County, Texas, being all of that certain called 2.23 acre tract, identified as TRACT I, and that certain called 2.20 acre tract, identified as TRACT II, as described in "General Warranty Deed" from Chris Parks to Toby E. Shults and Lisa K. Shults as recorded in Volume 1752, Page 440, Official Public Records, Hardin County, Texas, and being all of that certain called 4.4573 acre tract, identified as Tract I, and all of that certain called 6.4549 acre tract, identified as Tract II, as described in "General Warranty Deed" from Thomas E. Sumlin, Jr. and wife, Becky Lee Sumlin, also known as Becky Sumlin, to Lee Chastant as recorded in Inst No. 2013-39266, Official Public Records, Hardin County, Texas said 10.910 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the South line of the said 6.4549 acre Chastant tract as SOUTH 88°45'00" WEST as recorded in the above referenced Inst No. 2013-39266, Official Public Records, Hardin County, Texas. All set 5/8" iron rods set with cap stamped "M. W. Whiteley Associates".

BEGINNING at a 1/2" iron rod found for the Northwest corner of the tract herein described, said corner also being the Northwest corner of the said 6.4549 acre Chastant tract, the same being the Northwest corner of the said Tract 29 and the Northeast corner of Tract 28 of the said Glenn Acres, the same being the Northeast corner of that certain called 1.84 acre tract of land as described in "Warranty Deed" from L.N. Fleckman, et al. to John T. Condray and Bessie M. Condray as recorded in Volume 518, Page 33, Deed Records, Hardin County, Texas and said corner being in the South right-of-way line of the unimproved Harvard Street (based on width of 60 feet):

THENCE NORTH 88°28'28" EAST, along and with the South right-of-way line of Harvard Street and the North line of the said Tracts 29, 30 and 31, for a distance of 699.58 feet to a 1/2" iron rod found for corner, said corner being the Northeast corner of the said Tract 31 and the Northwest corner of Tract 32 of the said Glenn Acres, the same being the Northwest corner of that certain called 1.32 acre tract, identified as TRACT II, as described in "Warranty Deed" from Bervick L. Hoffpauir, acting by and through his Agent and Attorney-in-Fact, Cynthia Marie Hoffpauir Jones; and wife, Antonia Hoffpauir, to Clifford Hoffpauir as recorded in Volume 992, Page 808, Deed Records, Hardin County, Texas:

THENCE SOUTH 01°18'02" EAST, along and with the boundary between the said Tract 31 and Tracts 32 and 33 of the said Glenn Acres, the same being the West line of the said 1.32 acre Hoffpauir tract and the West line of that certain called 2.14 acre tract, identified as TRACT I, as described in a "Warranty Deed" from Bervick L. Hoffpauir, acting by and through his Agent and Attorney-in-Fact, Cynthia Marie Hoffpauir Jones; and wife, Antonia Hoffpauir, to Clifford Hoffpauir as recorded in Volume 992, Page 808, Deed Records, Hardin County, Texas, for distance of 403.83 feet to 1/2" iron rod (bent) found for corner, said corner being the Southeast corner of the said Tract 31, the Southwest corner of the said Tract 33, the same being the Southwest corner of the said 2.14 acre Hoffpauir tract and being in the North line of Tract 37, the same being the North line of the said 4.4573 acre Chastant tract:

THENCE NORTH 88°42'55" EAST, along and with the boundary between the said Tracts 33 and Tracts 37 of Glenn Acres, the same being the boundary between the North line of the said 4.4573 acre Chastant tract and the South line of the said 2.14 acre Hoffpauir tract, for a distance of 129.75 feet to 1/2" iron rod (bent) found for corner, said corner being the Northeast corner of the said 4.4573 acre Chastant tract and the Northeast corner of

Tract 37 and the Northwest corner of Tract 36 of the said Glenn Acres, the same being the Northwest corner of that certain tract of land as described in "Warranty Deed" from T.W. Elliott to Randy Wilkerson as recorded in Volume 789, Page 79, Deed Records, Hardin County, Texas

THENCE SOUTH 01°18'04" EAST, for the boundary between the tract herein described and the said Wilkerson tract, the same being the common line between the said Tracts 36 and 37, for distance of 388.00 feet to a 1/2" iron rod found for the Southeast corner of the tract herein described, said corner also being the Southeast corner of the said Tract 37, the same being the Southeast corner of the said 4.4573 acre Chastant tract and also being the Southwest corner of Tract 36 of the said Glenn Acres, the same being the Southwest corner of the said Wilkerson tract and being in the North right-of-way line of Wingfield Drive (based on width of 60 feet);

THENCE SOUTH 88°45'00" WEST, along and with the North right-of-way line of Wingfield Drive and the South line of the said Tracts 37 and 38, the same being the South line of the said 4.4573 acre Chastant tract, for distance of 500.07 feet to a 1/2" iron rod found for corner, said corner being the Southwest corner of the said Tract 38 and the Southeast corner of Tract 39 of the said Glenn Acres, the same being the Southwest corner of the 4.4573 acre Chastant tract and the Southeast corner of that certain called 2.67 acre tract of land as described in a "Warranty Deed" from Bessie Monk Jordan, Individually and as the Executrix of the Estate of Willie Jordan, to Bessie Monk Jordan as recorded in Volume 755, Page 63, Deed Records, Hardin County, Texas;

THENCE NORTH 01°18'15" WEST, for the boundary between the tract herein described and the said 2.67 acre Jordan tract, the same being the common line between the said Tracts 38 and 39, for a distance of 388.44 feet to a 5/8" iron rod with cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the Northwest corner of the said Tract 38 and the Northeast corner of the said Tract 39, the same being the Northwest corner of the said 4.4573 acre Chastant tract and the Northeast corner of the said 2.67 acre Jordan tract and said corner being in the South line of Tract 30 of the said Glenn Acres, the same being the South line of the said 6.4549 acre Chastant tract;

THENCE SOUTH 88°40'10" WEST, along and with the boundary between the said Tracts 30 and 29 and Tracts 39 and 40 of Glenn Acres, the same being the South line of the said 6.4549 acre Chastant tract, for a distance of 329.21 feet to 1/2" iron rod (bent) found for corner, said corner being the Southwest corner of the said Tract 29 and the Southeast corner of the said Tract 28, the same being the Southeast corner of the said 1.84 acre Condray tract and the Southwest corner of the said 6.4549 acre Chastant tract;

THENCE NORTH 01°18'09" WEST, along and with the boundary between the said Tracts 28 and 29, the same being the boundary between the tract herein described and the said 1.84 acre Condray tract, the same being the West line of the said 6.4549 acre Chastant tract, for a distance of 400.41 feet to the POINT OF BEGINNING and containing 10.910 Acres, more or less.