

2023-007-FC

Firm File No. CBXS23006

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2023 APR 10 PM 3:14

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY _____ DEPUTY

STATE OF TEXAS

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§
§

COUNTY OF SHELBY

DEED OF TRUST:

Date: December 31, 2009
Grantor: Donald A. Hardwick
Original Beneficiary: BancorpSouth Bank
Trustee: Jeffrey Crews
Recording Info: Clerk's File No. 2010000200 of the Real Property Records of Shelby County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Sheryl LaMont and/or Robert LaMont and/or Kelly Goddard and/or Sharon St. Pierre and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, May 2, 2023
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Shelby County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Shelby County Courthouse, or, if there is no such entrance, then at the west wall of the Shelby County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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: April 10, 2023



Sheryl LaMont and/or Robert LaMont
and/or Kelly Goddard and/or Sharon St.
Pierre and/or David Garvin and/or Bruce
M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

EXHIBIT "A"

BEING a legal description to a 0.887 acre tract in the THOMAS BARKER SURVEY, A-70, Shelby County, Texas and being all of a called 1.00 acre tract described in a deed from Citifinancial Mortgage to Waykat dated July 12, 2007 and recorded in Instrument # 2007006181, Official Public Records, Shelby County, Texas, and is further described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch iron rod found for the SEC of this tract and said 1.00 acre tract and for an angle corner of Bank of America 72.152 acre tract recorded in Vol. 815, Page 457, Official Public Records of said county.

THENCE N. 22° 45' 01" E. 135.33 ft., to a 3/4 inch iron pipe found in the EBL of this tract and said 1.00 acre tract and in the WBL of said 72.152 acre tract.

THENCE N. 22° 50' 17" E. 74.87 ft., to a 1/2 inch iron rod set with cap for the NEC of this tract and said 1.00 acre tract in the WBL of said 72.152 acre tract and for the SEC of the remaining portion of the south half of a called 3.9 acre tract recorded in Vol. 598, Page 744, Deed Records of said county from which a 1/2-inch iron rod found for the NEC of said 3.9 acre tract brs. N. 22° 50' 17" E. 422.74 ft.

THENCE N. 87° 16' 00" W. 239.87 ft., to a point for the NWC of this tract and said 1.00 acre tract and being in the centerline of Country Road # 4088 from which a 1/2 inch iron rod set with cap for reference in the NBL of this tract and in the east edge of said road brs. S. 87° 16' 00" E. 15.00 ft.

THENCE S. 01° 58' 58" E. 197.93 ft. to a point for the SWC of this tract in said centerline for an angle corner of said 72.152 acre tract from which a 1/2 inch iron rod found in the SBL of this tract and said 1.00 acre tract and in the east edge of said road brs. S. 87° 16' 00" E. 19.74 ft.

THENCE S. 87° 16' 00" E. 151.72 ft. to the place of beginning containing 0.887 acre of land, more or less.

DH