

NO. \_\_\_\_\_ TIME 3:40 pm

FEB 02 2022

DONECE GREGORY, COUNTY CLERK  
TYLER COUNTY, TEXAS

By *[Signature]*

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

**BEING a 0.711 acre of land, more or less, out of and a part of a 1.201 acre tract out of and a part of the W. Spurlock Survey, Abstract 600, Tyler County, Texas and said 1.201 acre tract is more fully described and recorded in Volume 813, page 992 of the Official Public Records of Tyler County, Texas. Said 1.201 acre tract being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes**

**SAVE AND EXCEPT:**

**A 0.490 acre tract, more or less, as described in Exhibit "B" attached hereto and incorporated herein for all purposes.**

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: March 1, 2022

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Tyler County in Woodville, Texas, at the following location: Tyler County Courthouse.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rick Allen Hefty & Genece Diane Hefty. The deed of trust is dated January 1, 2017, and is recorded in the office of the County Clerk of Tyler County, Texas, under County Clerk's File No. 17-343 and in Volume 1162, Page 871 et seq, of the Real Property Records of Tyler County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$28,000.00, executed by Rick Allen Hefty and Genece Diane Hefty.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Rick Allen Hefty & Genece Diane Hefty to John K. Sheffield and Pamela D. Sheffield. John K. Sheffield and Pamela D. Sheffield are the current owners and holder of the Obligations and are the beneficiaries under the deed of trust.

As of February 2, 2022, there was owed \$ 22,518.64 on the note, being principal, interest and penalties, plus a per diem of \$ 5.12 on the unpaid balance.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

John K. Sheffield  
Pamela D. Sheffield  
P. O. Box 575  
Spurger, TX 77660

6. Default and Request To Act: Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED February 2, 2022.



---

LINDSEY B. WHISENHANT LAW OFFICE,  
PLLC

State Bar No.: 21272400

BRAD ELROD, Associate

State Bar No.: 24087471

Attorney for John K. Sheffield and Pamela D.  
Sheffield

130 South Charlton

Woodville, TX 75979

Telephone: (409) 283-8288

Facsimile: (409) 283-8078

E-mail: [lbwlaw@hotmail.com](mailto:lbwlaw@hotmail.com)