

Notice of Foreclosure Sale

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1. *Property to Be Sold.* Field notes describing a 19.84 acre tract in the Henry McGill League, Abstract 38, Hardin County, Texas being the east half of Block 46, Southwestern Settlement and Development Co. Farm Subdivision No. 1, and being more particularly described as follows:

GLENNDA ALSTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
*Glennnda Alston*

BEGINNING at a ½" Iron Rod found (N:10165939.96, E:4229848.64) next to a 2" Iron Pipe at the northeast corner of this tract, the northeast corner of said Southwestern Settlement and Development Co. Farm Subdivision No. 1, Block 46, the northwest corner of said Southwestern Settlement and Development Co. Farm Subdivision No. 1, Block 47 and at the northwest corner of a called 2 acre tract recorded in Vol. 512, Pg. 305 D.R.H.C.T., and in the south Right of Way line of Biscamp Road (40' wide R.O.W.).

THENCE S3°28'54"E along and with the east line of said Block 46 and the west line of said Block 47 1,710.99 feet to a 1" iron pipe found on the bank of a creek at the southeast corner of the herein described tract, the southeast corner of said Block 46, the southwest corner of a called 7.47 acre tract recorded in Volume 1121, Page 75, the southwest corner of said Block 47 O.P.R.H.C.T., the northwest corner of a called 2 acre tract recorded in Volume 1637, Page 73 O.P.R.H.C.T. and the northeast corner of a called 3.617 acre tract recorded in Volume 1802, Page 787, O.P.R.H.C.T.

THENCE S86°41'14"W 505.82 feet to a 2" Iron Pipe found at the southwest corner of this tract, and at the southeast corner of a called 14.884 acre tract recorded in Volume 1692, Page 910, O.P.R.H.C.T., the northeast corner of a called 2.754 acre tract recorded in Volume 917, Page 103, Deed Records of Hardin County, Texas.

THENCE N3°26'54"W 1709.44 feet to a ½" iron rod with cap marked "5502" set at the northwest corner of this tract, the northeast corner of said called 14.884 acre tract, in the south line of said Biscamp Road from which a 1" iron pipe found at the northwest corner of said Block 46 bears S86°30'42"W 504.82 feet.

THENCE N86°30'42"E 504.82 feet to the POINT OF BEGINNING, containing 19.84 acres.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Correction Deed of Trust recorded under Clerk's Instrument No. 2014-44496 of the Real Property Records of Hardin County, Texas.

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

Date: January 5, 2021

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hour thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: The sale will take place at the Hardin County Courthouse at the place designated by the Hardin County Commissioner's Court.

If the beneficiary postpones, withdraws, or reschedule the sale for another day, the 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. The reposting or refileing may be after the date originally scheduled for this sale.

4. *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. The sale shall not cover any part of the property that has been released of public record from the lien 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 sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

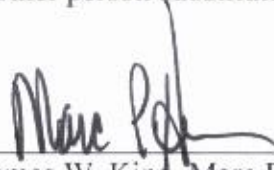
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Melvin Kenneth Shavers, Jr. and Jan M. Norris Shavers.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the promissory note in the original principal amount of \$70,000.00 dated November 8, 2011, executed by Melvin Kenneth Shavers, Jr. and Jan M. Norris Shavers and payable to the order of Worthey Properties, Ltd. Worthey Properties, Ltd. is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute 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: December 9, 2020



James W. King, Marc P. Henry, Patricia Burleson,  
Edye Patterson  
Substitute Trustee  
6420 Wellington Place  
Beaumont, Texas 77706  
(830) 860-9000 – Telephone  
(409) 860-9199 – Facsimile  
Email: [mph@offerbanking.com](mailto:mph@offerbanking.com)

**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.**