

# NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2022 JUN 30 PM 2: 58

## DEED OF TRUST INFORMATION:

<b>Grantor(s)</b>	Larry W. Turner A/K/A Larry Wayne Turner and Jane M. Turner A/K/A Jane Turner	<b>Deed of Trust Date</b>	October 10, 2008
<b>Original Mortgagee</b>	Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America	<b>Original Principal</b>	\$48,900.00
<b>Recording Information</b>	Instrument #: 2008-7862 Book #: 1701 Page #: 739 in Hardin County, Texas	<b>Original Trustee</b>	Francis M. Plato
<b>Property Address</b>	745 Hwy 105 East, Sour Lake, TX 77659	<b>Property County</b>	Hardin

SECTION  
COUNTY CLERK  
HARDIN COUNTY TEXAS  
BY *Regina Sage*

## MORTGAGE SERVICER INFORMATION:

<b>Current Mortgagee</b>	Administrator, U.S. Small Business Administration, an agency of the United States Government	<b>Mortgage Servicer</b>	U.S. Small Business Administration
<b>Current Beneficiary</b>	Administrator, U.S. Small Business Administration, an agency of the United States Government	<b>Mortgage Servicer Address</b>	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

## SALE INFORMATION:

<b>Date of Sale</b>	08/02/2022
<b>Time of Sale</b>	10:00 AM or no later than 3 hours thereafter
<b>Place of Sale</b>	The Commissioners Courtroom area of the County Courthouse in Hardin County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Hardin County Commissioner's Court.
<b>Substitute Trustees</b>	Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith, Stephanie Hernandez, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

### Legal Description as per the Deed of Trust:

OUT OF AND A PART OF THE WILLIAMS WIESS SUBDIVISION OF THE WEST 1030 ACRES OF HENRY STEPHENSON LEAGUE, ABSTRACT NO. 49, HARDIN COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON PIPE FOR THE NORTHWEST CORNER OF BLOCK NO. 147 OF SAID WILLIAM WIESS SUBDIVISION; THENCE SOUTH WITH THE WEST LINE OF SAID BLOCK NUMBER ONE HUNDRED FORTY-SEVEN (147) AT 207.60 FEET, PASS OLD CORNER STAKE FOR SOUTHWEST CORNER OF SAID BLOCK NO. 147 AND NORTHWEST CORNER OF BLOCK 146 OF SAID SUBDIVISION, CONTINUING SOUTH WITH WEST LINE OF BLOCK NO. 146 AT 262.65 FEET, AN IRON PIPE IN NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 105, 50 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE; THENCE 88 DEGREES 35 MIN. EAST WITH SAID RIGHT-OF-WAY LINE 107.03 FEET TO AN IRON PIPE FOR CORNER; THENCE NORTH AT 57.70 FEET, CROSS DIVIDING LINE BETWEEN SAID BLOCKS, AND AT 265.30 FEET, AN IRON PIPE FOR CORNER IN THE NORTH LINE OF SAID BLOCK NO. 147. THENCE WEST WITH SAID NORTH LINE 107.00 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 0.65 OF AN ACRE OF LAND.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 225-00032

PAGE 1

## NOTICE OF TRUSTEE'S 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.

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 other 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 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 the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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 refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

**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 MORTGAGEE OR MORTGAGE SERVICER.**

*Margie Allen*  
*Sub. Trustee*

Dated June 30, 2022.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001