

8941 Cravens Camp Rd , Silsbee, TX 77656

FILED FOR RECORD  
2022 APR 28 4:49 PM

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

HARDIN COUNTY CLERK  
BY *Betty J. Johnson*

**1. Date, Time, and Place of Sale.**

Date: 06/07/2022  
Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Hardin County, pursuant to §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 of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/19/1994 and recorded in the real property records of Hardin County, TX and is recorded under Clerk's File/Instrument Number, 1003, Page 417, with Norman T. Duncan and Mattie L. Duncan (grantor(s)) and Norwest Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Norman T. Duncan and Mattie L. Duncan, securing the payment of the indebtedness in the original amount of \$41,930.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Specialized Loan Servicing LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING A PART OF THAT CERTAIN C.B. HARVILL 5.84 ACRE TRACT OF LAND AS DESCRIBED IN VOL. 424, PAGE 565; OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND SAID CERTAIN 5.84 ACRE TRACT OF LAND BEING LOCATED AND SITUATED WITHIN THE JOSEPH W. ELLERY LEAGUE, ABSTRACT NO. 17, HARDIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 2 INCH IRON PIPE IN THE NORTHWESTERLY LINE OF CRAVENS ROAD IN THE EAST LINE OF THE EAST TEXAS PULP AND PAPER COMPANY TRACT, THIS POINT MARKING THE SOUTHWEST CORNER OF SAID HARVILL 5.84 ACRE TRACT AND THE SOUTHWEST CORNER OF HARVILL TRACT I;

THENCE N. 00 DEGREES. 14 MINUTES. E. ALONG THE WEST LINE OF SAID CERTAIN HARVILL 5.84 ACRE TRACT A DISTANCE OF 576.27 FEET, A 2 INCH IRON PIPE FOR THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE ALONG A SEGMENT OF THE SOUTH LINE OF THAT CERTAIN C.B. HARVILL 34.63 ACRE TRACT N. 56 DEGREES 57 MINUTES E. 15.52 FEET, A 3/4 INCH IRON ROD SET AT THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED:



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THENCE S. 32 DEGREES 14 MINUTES 49 SECONDS E. 482.70 FEET TO A POINT IN THE  
NORTHWESTERLY LINE OF CRAVENS ROAD, A 3/4 INCH IRON ROD FOR CORNER;

THENCE S. 57 DEGREES 06 MINUTES 40 SECONDS W. 325.00 FEET ALONG THE NORTHWESTERLY  
LINE OF CRAVENS ROAD TO THE PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.8864  
ACRES OF LAND, MORE OR LESS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Specialized Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

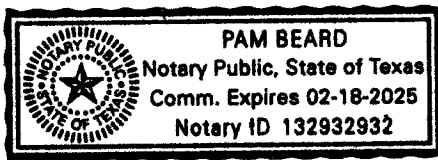
Specialized Loan Servicing LLC  
8742 Lucent Blvd Suite 300  
Highlands Ranch, CO 80129

Margie Allen  
SUBSTITUTE TRUSTEE  
~~Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith~~  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF HARDIN

Before me, the undersigned authority, on this day personally appeared Margie Allen, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28<sup>th</sup> day of April, 2022.



Pam Beard  
NOTARY PUBLIC in and for  
Hardin COUNTY  
My commission expires: 2-18-25  
Print Name of Notary: PAM BEARD

**CERTIFICATE OF POSTING**

My name is Margie Allen, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on APRIL 28, 2022 I filed at the office of the Hardin County Clerk and caused to be posted at the Hardin County courthouse this notice of sale.

Margie Allen  
Declarants Name: MARGIE ALLEN  
Date: 4-28-22